

**Shadow Ridge HOA Conference Call Board Meeting Minutes**  
**Wednesday, January 9, 2019**  
**4:00 pm MST**

**Board Members in Attendance:**

Jerry Weider- President  
Charles Semple- Board Member at Large  
Gordon Kimpel- V.P  
Tony Melaragno- Board Member at Large  
Sean Railton- Treasurer

**All Seasons Resort Lodging Staff in Attendance:**

Robbie Brimhall  
Jim Simmons  
Gary Gregg  
Shomara James  
Gina Covino  
Ken Rabach

**I. Call Meeting to Order:** The meeting was called to order at 4:05 pm MST.

**II. Establish Quorum:** A quorum was established with 5 board members in attendance.

**III. OLD BUSINESS**

**AT&T Tower Contract**

- AT&T proposed a 5- year contract to place a cellphone tower on the roof of Shadow Ridge, paying \$1,200 a month to the HOA. Board will wait to make a decision until they see details on the site plan (location and size). In addition, more information needs to be obtained on the health concerns of electromagnetic waves associated with cell towers, which Chuck Semple will research.
- Jim Simmons will request a counter offer of \$5,000 to AT &T.
- Item put off until next meeting.

**Parking**

- Shomara James and Jerry Weider have received no complaints on the new Rules & Regulation.
- The HOA and Jeff Allison have reached an amicable agreement that states: any issue of parking between commercial owners and residential owners has been resolved- finalized. A letter is being written up and Jerry Weider will circulate it to all the board members.

- Residential vehicles park on B2, while commercial vehicles park on B1. If a residential homeowner needs an extra parking spot, it will be provided complimentary for one night on B1, commercial floor.

#### Wifi Upgrade

- Shomara James did not receive any complaints, nor encountered any issues with the new internet upgrade.

#### Lighting & Mirror Options

- Ordered framed mirrors waiting to arrive and be hung by elevators.
- Lighting- need to get on a plan with Susan Moniham. She is preparing some new options to present to the board. It will be available by next board meeting.

### **IV. New Business**

#### A. Maintenance Update

##### Completed

1. Wifi Upgrade
2. Bids for replacement of main roof membrane
  - Received 2 bids, waiting on 3<sup>rd</sup> bid
3. Water Heater/ Toilet bids.
  - Received 2 out of the 3 bids. Waiting on 1 more bid and a decision will be made by the next board meeting.
  - This would be a homeowner's cost; a current list of 50 toilets need to be replaced.
4. Elevator
  - Service and inspected by Thyssenkrupp.
5. Leaks Cast Iron Pipes
  - Replacing the cast iron gray water pipes when they begin to leak. These cast iron pipes are original pipes to the building.

##### ASRL Maintenance Projects

1. Glass loose behind Spa Railing. Signs are up telling people not to lean on it as it's being repaired by Brent Harman Construction.
2. Spa area improvement: vinyl chairs, trim and carpet. Gordon Kimpel will get some prices and options on chairs.
3. Leaks on Cast Iron Drain Pipes

- Replacing the gray water pipes as needed. These are original pipes to the building.
  - Robbie has mapped out what pipes he has replaced and he will identify what the replacement cost is on future pipe replacements.
4. Roofing around Pool area- Spring
  5. Brick repair- Summer. Bid from CDC Restoration.
  6. Balcony Railing Painting- Ongoing
  7. Light/Mirror Options
  8. Carpet Replacement
    - Inspectra Contract Flooring to install carpet squares is \$90,000.
    - Have two phases. Phase I: the first floor and basement floor. Basement floor would be a lesser quality. Phase II: remaining 3 floors.
  9. Architect
    - Owner ski locker room
    - Back stair repair
    - Elevators

#### C. Management Update

##### 2018 Holiday Season

- Guests were happy at 100% capacity for a couple of days.
- Parking issues- Christmas weekend a lot of rental cars, some cars needed to be parked on B1
- ASRL informs guests about transportation options: MBTA, Canyons Transportation, Uber, Lyft and other shuttle services.

##### Use of Common Area for non-owners

- The Utah Condo Act, homeowners are allowed to have renters (residential and commercial) use the HOA common area.
- A middle aged man working for Canyons Transportation uses shower, spa and locker. Shomara will call Safe Lock to have his commercial key code only have access to the garage and no other amenities.
- A synopsis paragraph will be written for next board meeting on how the usage of common space is used for friends of homeowners, when homeowner isn't present and they are not a guest in the rental program. The discussion will serve for this policy to be included in the Rules and Regulation.

#### B. Ski Locker vs. Ski Valet

- Continue looking at more options for a ski locker room (Ridge room/backstair area). Have each locker have a boot dryer.
- Entertain the idea of valet service was a locker room is created.
- Entertain the idea of a membership from Aloha.

#### D. Financial Update

##### Budget-to-Actual Variance Reports

While Shadow Ridge HOA budgeted a surplus of funds of \$247 for this reporting period, the Association is reporting that it ended the period with a deficit of \$54. This is \$301 less than the budgeted surplus for the period. Overall, Shadow Ridge HOA is \$30,037 from the budgeted year-to-date deficit of \$7,915. This variance is primarily related to overages in repair and maintenance and supplies.

##### *November 2018 Revenues:*

The total revenue budgeted for this period is \$55,906, while actual revenue earned was \$55,195. This \$711 variance in revenue is primarily attributable to the following:

- ASRL Contribution: overall revenue was down in November at the Shadow Ridge which caused the ASRL contribution recovery to be lower than budgeted.

##### *November 2018 Expenses:*

Period expenses total \$56,383, approximately a 0.31% increase in budgeted expenses, or a negative variance of approximately \$173. Significant variances of specific line item expenses include:

- Fire Sprinklers: This variance was due to a mandatory fire extinguisher inspection for Shadow Ridge.
- Property Taxes: This variance is caused by property taxes being owed to Summit County for common space.

##### Discussion of Delinquent Association Owners as of November 30, 2018

- After review of this report, there is ~\$38k past due as of November 30, 2018. A resolution has been either agreed upon or in the works and we are expecting to see this balance drop after the end of the year.

#### E. Unit 210

- Main line pipe, 15 feet past unit 210 there was a clog, that backed up came into their kitchen area. Owner requested rental reimbursement and carpets cleaned, this will be completed tomorrow.

#### V. Adjournment

- Next meeting 3.28 conference call at 4pm MT.