

SHADOW RIDGE HOA 2019 DRAFT ANNUAL MEETING MEETINGS
SATURDAY, SEPTEMBER 14, 2019
Ridge Room 10:00 AM MST

I. CALL MEETING TO ORDER – Jerry Weider, President 10:01 MT

II. ESTABLISH QUORUM

BOD: Jerry Weider, Gordon Kimpel, Sean Railton, Tony Melaragno, Chuck Semple

Homeowners: Teresa Deak, 309; Jeanne Curry, 401; Ken Cook, 407; Ronni Bianco, 411; Holly Hansen, 415; Nancy Voye, 201; Jane Sierk, 415; Susan Doucette, 200

ASRL: Mike Howe, Jim Simmons, Gina Covino, Gary Gregg, Shomara James, Robbie Brimhall

III. ADDITIONS TO AGENDA

Maintenance Concerns

Plumbing: Gordon Kimpel wants preventative measures to occur by having pipes jetted. Back up/blockage in common pipes are causing leaks in units. Pipes that exclusively serve one unit are that unit's responsibility to repair. If the pipe serves more than one unit, it is the HOA's responsibility to repair, regardless of where it is located.

Cable/Internet issues

- Multiple (6x) keeps going out. Not happy with Comcast. Steve Coleman will inspect the fiber optic connection and reset routers.
- Jane Sierk, several cable cut off times throughout the day and night. Is there an upgrade service available?

Laundry Room issues

- Washer machines have been out for months, because coin compartment was full and one being broken. Robbie called multiple times and *CSC Service Works* have not been responsive. HOA receives 10% of these sales. BOD is frustrated with their service and lack of response.
- In house option discussed, Jim Simmons recommends the best scenario being, we need results over the next month servicing equipment, we will put *CSC Service Works* on notice and search for a new company if improvements are not made.

Exterior:

- Ken Cook addressed the dead trees around building and the bricks falling off building.

IV. OLD BUSINESS

- **Approval of Meeting Minutes**

- Sean Railton made a motion to approval 2018 Annual Meeting Minutes, seconded by Gordon Kimpel, all in favor, motion carries.

- **HOA Overview** – Jerry Weider, President

- The HOA is in good condition: The HOA is responsible for the maintenance and safety of the structure and common space areas of the building: furniture, pool, sauna, exercise room, meeting rooms, parking garages, laundry room, mechanical room, pipes, common walls, the grounds etc.
- The HOA is not responsible for, nor a part of any rental plan that an individual owner signs on to, nor is the HOA responsible for any return on investment that an individual owner (commercial or residential) expects from the ownership of their individual unit. The HOA has no responsibility for how much money an individual makes/ doesn't make when they rent out their unit/ don't rent out their unit.
- Speaking with ASRL, VP, Jim Simmons, confirmed that S.R HOA dues are right in the middle compared to other HOAs in the community. Not the highest and not the lowest.
- Homeowners are aware of the increased water costs and the requirement of all owners to have water efficient toilets and water heaters.
- The parking use that has caused uncertainty has been reconciled and the parking plan that was temporary for 3 years is now permanent with all parties signing on to the plan in writing. This parking plan is now part of the SR Rules & Regulations and is on the website for review.
- HOA BOD has recently approved a *Remodel- Contractor Authorization Form* that everyone must use when and if they upgrade their units, so the building is protected and the Park City building codes are followed. This form can be found on the ASRL website, HOA Dashboard.
- It is necessary to have a 2020 Special Assessment to maintain and upgrade the infrastructure of SR. SR was built in 1983, as any 36-year-old building, it needs continual maintenance and update.
- Within these 36 years, the following maintenance and capital expenses were completed with only one special assessment (approximately \$3,000 per owner based on par value ownership in 2010): new lobby, every window in the building was replaced/ upgraded, driveway into parking lots redone with heating elements, the main water pipes inside the building were replaced, a water softener added, carpet in hallways replaced, the elevator cabs replaced/ upgraded, many balconies resurfaced, the pool was rebuilt with a new liner and pool heater, the deck was resurfaced and new hand rails were added, gym and indoor hot tub/sauna were replaced, hallways repainted and doors to each unit were refinished, a business center room was created, Wi-Fi was added, HD cable, with rewiring of entire building, new bathroom on lobby floor, external lighting rebuilt, all the electric in lobby were separated between the HOA and commercial units, a new fire suppression system was installed, in addition to other safety systems that were

mandated by the new Park City building department code at a cost of over \$125,000.

- The cost for all of these upgrades and maintenance in today's dollar would be in the range of 2 million dollars. However, all of the above was done with only one small special assessment, because the Board, many years ago, decided to allocate 20% of the HOA dues to the capital reserve.
- During the five-year period of 2014-2019 the HOA has spent \$936,000 in capital improvements without a special assessment.
- The Board commissioned a new building reserve study, which reviewed all of the working parts of the building. It has caused the board to seriously think about the upcoming need for the building and the capital projects that will be necessary to maintain a high level of building stability and thus owner unit value.
- The following are the estimated costs for capital projects that will enhance and maintain the building. All of these will be done in three years:
 - West Elevator Replacement: \$90,000 (Spring 2020)
 - New Carpet in whole building: \$150,000 (Spring 2020)
 - Back Stair Replacement & Elevator installation to exterior: \$300,000 (Spring 2021)
 - Owner/Guest Ski Locker room in Ridge Room: \$175,000 (Spring 2021)
 - Roof replacement: \$200,000 (Fall 2021)
 - Refunding Building Reserves to be maintained \$185,00 (this fund was depleted to install the new East elevator which had to be done before this proposal).TOTAL: \$1,100,000
- These projects are beyond the funds currently in the capital reserve budget, therefore the BOD believes a special assessment is necessary.
- To review the reserve study, it can be found on the ASRL website, Shadow Ridge HOA Dashboard. It is a guide of projects for the years to come.
- A lot of development is occurring around Shadow Ridge, the opportunity to enhance the building would increase property value and services, complementing the newly developed hotels.
- **Update of Financial Status of Association** – Mike Howe
 - As of July 31, 2019
 - Income year to date: \$2,200 better than budget due to ASRL contribution and moving capital reserve funds into a safe investment portfolio, that is adding incremental income.
 - Expenses Year to Date:
 - Administration: \$760 better than budget
 - Housekeeping: \$700 over budget, due to weather conditions (snow/salt being tracked into building)
 - Repairs & Maintenance: \$6,300 better than budget
 - Roof repair and snow removal: due to heavy snow there was an overage of

\$6,200 for snow removal expenses. Compared to other HOAs ASRL manages, this is considered low.

- Repairs & Maintenance: \$2,900 over budget for the year
- Supplies: \$720 better than budget
- Utilities: sewer increase and recycling services caused \$4,700 over budget
- Net operating income \$4,600 over budget, trying to get it back down to where we originally budgeted.
- Reserve Balance: \$425,000, based upon the 2019 Capital Budget that was created at the beginning of the year, the reserve is in good condition. However, this does not account for: west elevator replacement, carpet replacement, resurfacing of front and pool deck. These items are coming out of the capital reserve budget.
- Of the HOA dues, the BOD has mandated that 15% goes directly into the reserve. In addition, that the capital reserve must be in the area of \$300k-\$400k in case an unexpected emergency repair occurs.
- Q: Roof was completed 10-12 years ago, why is roof in need of repair? A: The reserve fund has \$100k ear marked for the roof, due to a sinking fund. The idea is to plan out for the future anticipated cost to repair the roof.
- In the past 5 years, \$936k has been allocated into the reserve fund. The state of UT mandates the HOA contributes 10% into the reserve fund each year. By conducting a Reserve Study, it provides an estimated guideline on the life expectancy of items that will be in need of repair or replacement, thus providing a baseline marker for allocating funds for capital projects.

- **Maintenance Report – Robbie Brimhall**

- Contractors

1. New carpet at the front of the hotel entrance
2. New pool membrane being installed
3. Balcony resurfacing and fencing to units that face onto the deck. More balconies will be resurfaced this coming year.
4. Added two recycle dumpsters and cans
5. Several cast iron pipes have been replaced
6. Some sprinkler piping on B2 have been replaced due to age of pipe
7. Removed dead trees in front of building
8. Resurfaced front entry area

- ASRL Maintenance projects

1. Balcony railings painted.
2. Power washers B1 and B2 garages twice.
3. Planted flowers in front entry flower beds and by Shadow Ridge sign.
4. Built roofs over the leaking flower beds.

5. Updated Main, 2nd, 3rd and 4th floor hallway sconce lighting to 100 equivalent LED bulbs.
6. All lock batteries have been replaced.

Projects that are still in the works

1. Painting balcony railings.
2. Remodel of front.
3. Brick repairs to the exterior of the building (to be completed fall of 2019)
4. East elevator replacement end of October and to be completed before Thanksgiving
5. Roof maintenance inspection for needed repairs before winter.
6. Water heaters/toilets upgrades.

V. NEW BUSINESS

• **Vail Development**

- PEG out of the Provo area will develop a master plan and will operate all the development that occurs as part of that plan.
- This is in early stage of discussion, preliminary plans, with no definitive master plan. If it were to happen, construction would begin in Spring 2021. Public hearings will be held with owners being able to provide input/feedback.
- Phase 1: develop the parking lot in front of Shadow Ridge, to include 80 parking stalls, 23 affordable housing units facing Empire Ave and 55 condos facing the resort. A 4 story building, entrance access in 3 areas.
- Phase 2: behind that building, would be the next parcel to be developed, a 4-star condo resort, that would extend the corner behind Shadow Ridge and behind Silver King. This would be 3 years out.
- Phase 3: the next project would be below Snow Flower. This would be a condo & club project (self-contained, not for public use).
- Phase 4: the last project would be adjacent to Silver King, next to the large parking lot, a retail space/plaza.
- The road would change to have a roundabout that would make you take a right onto a 2 lane one-way street that passes by Silver King and Shadow Ridge, looping around.

• **General Discussion/Open Forum**

1. Nightly rentals:

- If a unit is not in the ASRL Nightly Rental Program and there are maintenance issues or concerns inside that unit, it is not the responsibility of the front desk to address. This includes guests wanting toilet paper, towels, toiletries... It is the responsibility of the homeowner/rental property management company (Air B&B, Vacasa Rentals...).
- Notice will be sent out to homeowners that it is the homeowners and their rental property management company's responsibility to handle requests and concerns. Guests cannot come to the front desk to request

services from ASRL.

2. MAIL: no delivery service to the building. It is responsibility of homeowners to get their own P.O. Box at USPS. FED-EX and UPS do not deliver to USPS, but they do deliver directly to the building.
 3. Reviews of the Nightly Rental Program: received 7.8 on Expedia. HOA responsibility is to maintain common area. Homeowners are responsible to maintain the interior of their units for guests.
- Board of Directors Election Results (2 positions)
 - 2 positions were open for election. Jerry Weider, President and Sean Railton, Treasurer term limits were met. The two new Board of Directors are Kathleen Reiss, 211 and Teresa Deak, 309.
 - Building Walk-Through

VI. ADJOURNMENT 12:30 pm