

**Caledonian Homeowners Association
2018 Annual Meeting Minutes
12.17.2018, 4:00 PM MST**

Board Members in Attendance: Sarah Campsen, 212; Margaret Baker, 203; Roland Rapp, 210

All Seasons Resort Lodging Staff in Attendance: Brian Bartholomew, Craig Booth, Mike Howe, Gina Covino, Jim Simmons

Owners in Attendance: Mike Sweeney; Jill Halcom; Caledonian Company LLC; Jim Brown, 417 via telephone

I. CALL MEETING TO ORDER: The meeting was called to order at 4:08 pm MST.

II. ESTABLISH A QUORUM: A quorum was established with 56.57% voting rights of the association and 3 board members in attendance.

III. ADDITIONS TO AGENDA:

1. Operation of the Garage

- Recommend the Garage Committee, Vail and Caledonian HOA meet to discuss strategies that they can come up with to increase future revenue.
- Caledonian 98 stalls, 74 for revenue, 1 for bicycles and 23 reserved behind the gate.
- Only time there is no charge is Halloween and *“Santa Comes Down the Chair Lift.”*
- A2 space make into a public restroom.

IV. OLD BUSINESS

A. Maintenance Update

Projects to be Completed

1. Decks Replacement

- DC Restorations was our available option due to their familiarity with concrete decking repair. Multiple contractors had come to the conclusion that the existing concrete deck coating was faulty due to expansion and contraction in fluctuating temperatures, resulting in water leaks under and around the existing deck coating (not the drain). Over time standing water on the membrane beneath the concrete deck caused tears within the membrane allowing water to leak into the units below. The top layer of the deck is about and 1/8th inch concrete coating on top of a 1 ½ inch concrete base. Beneath the concrete base is a 1/4th inch thick rubber membrane.
- CDC recommended we find a separate engineering firm to draw up the specs for permanent repair solution, and price out the overall project. Reaveley (engineering firm) has introduced a proposal for the HOA to draw up plans for a permanent solution. At the request of the HOA, we explored our options on additional bids, and found no other firm willing to take on the job as per requested. With winter approaching, we moved on to *“Complete Concrete Coating”* in order to do a temporary repair. Their repair process attached a new sealant over the top of the already existing cover and it now seals into the drain as to redirect water flow directly into the drain as opposed to water leaking around and into the membrane.
- Replace the deck doors when repairing the deck.

2. Heated Walkway System

- With the thickness of the deck, the boiler system melting walkway would not work and it would be easier to go with an electric system. We are waiting for an engineering proposal and we will then receive a bid from Warm Quest.

3. Reseal and repair sandstone on exterior of building

Projects Completed

1. Temporary Reseal of Decks
 - Resealed 29 Decks into drains
2. Plumbing Repairs
 - Multiple plumbing repairs due to aging, wear and tear, pipes will continue to crack
 - Repaired leaks in rooms 204, 419, Lobby, and entry way to Main Street
3. HVAC Repairs
 - Repairs to chiller, boilers, and control valves
4. Roof Repairs
 - Resealed roof to stop leak in room 415
 - Recoated patches on boiler room roof
5. Building Repairs
 - Stucco above lobby entrance
 - Holes in drywall north stairs
 - Lighting and electrical work

B. Approval of 2017 Annual Meeting Minutes

- Motion by Margaret Baker made a motion to approve 2017 Annual Meeting Minutes. Seconded by Sarah Campsen. Approved unanimously. Motion carries.
- Meeting Minutes are posted online on HOA Dashboard

NEW BUSINESS

A. 2019 HOA Budget

Operating Budget vs Actuals

- Parking garage income up 33%
- Cell tower income up 3%
- Fire Sprinklers over budget by \$1,200, this was due to the cost increase of annual inspection
- Painting/Stucco over budget by \$8,500, due to leak in January during Sundance FF (wall damage)
- Plumbing over budget by \$13,000, due to leaks and replacement of common pipes
- Gas went down \$6,200
- Water over budget by \$4,500, due to increase in water rate throughout Park City
- 5% member dues increase and possible special assessment
- Motion made by Sarah Campsen to approve the 2019 budget, seconded by Roland Rapp. Approved unanimously. Motion carries.

B. Reserve Study

- Reserve study was completed in 2018. Purpose of this assessment was to evaluate the building condition and the building's long term replacement costs. Reserve study is available to homeowners for review online.

C. Verizon Wireless Contract

- Contract was extended on 11.1.2018 for another 5 years, Verizon will pay Caledonian HOA \$26,773 annually. After 5 years the contract will automatically extend for 4x 5 year terms, unless changes are made 30 days prior to initial expiration term (10/31/2023).

D. Board of Directors Election

- Board members will remain the same with Margaret Baker, Sarah Campsen and Roland Rapp.

VI. ADJOURMENT

Motion to adjourn by Sarah Campsen. Seconded by Margaret Baker. Approved unanimously. Motion carries. Meeting adjourned at 5:45 pm.