

The Caledonian

2020 ANNUAL MEETING

FRIDAY, DECEMBER 18, 2020

4:00 P.M. (MST)

AGENDA

I. CALL MEETING TO ORDER

II. ESTABLISH QUORUM

Board

Roland Rapp 210

Margaret Baker 203

Sarah Campsen 212

HOA Members

Benito Alvarez 415, 416

James Brown III 417

Jeff Trocin 201

Steve Barsh 214

Brian Powers 418

ASHM

Carissa Nosack

Brian Bartholomew

Jim Simmons

Garrick Malin

Amy Short

Guests

Melyssa Davidson- Attorney

Jim Kessler-J2

Craig Munford- Clearcut

Michael Sweeney- Park City Update

Michael Sweeney- Park City update

- Gave an update on how the lift will be ran. The lift will open on the 21st of Dec for up/down loading. Anticipating a 40% drop in occupancy
- No Sundance activities this year
- Even if you have a ski pass you will need to go through the process to make a reservation
- Yurts are being installed in some restaurants to help with seating
- Bars and restaurants can now stay open past 10pm.
- HPCA is working hard to provide activities to draw people into the area.
- Snow conditions are not great. But the resorts have been making a lot of snow. Resorts are about 30% open with manmade snow
- No major issues in the garage- revenues are up from last year.

III. ADDITIONS TO AGENDA

A. none

IV. OLD BUSINESS

A. Approval of 2019 Annual Meeting Minutes

- Motion to approve Roland Second by Sarah. All approved

B. Maintenance Report

- Decks completed, may have some touch up work left. Addressed in the spring with Clearcut.
- Heat tape is working

Caledonian 2020 Maintenance Report

Completed

- 1 Deck Repairs
 - East deck done with snow melt added
 - North deck done with snow melt added
 - West deck on 419 done with snow melt added
- 2 Boiler Room Repairs
 - Chiller replaced
 - Culinary Boiler 2 replaced
 - Both Heating Boilers replaced
 - 2 Snow Melt Boilers added
- 3 Plumbing Repairs
 - Black Pipe from 417 bath replaced
 - Black pipe from 4th floor replaced
 - Black pipe in Parking P1 replaced
 - Drain line in Butchers cleaned out
 - Main Drain line on Main St. cleaned out
 - Pressure Regulator for building replaced
 - Dry system flapper valve replaced
- 4 Interior Repairs
 - Carpets in lobby, 2nd, 3rd, and 4th floors replaced
 - Wi-Fi in building replaced

- 5 Exterior Repairs
 - Dumpster doors replaced
 - Stucco on Boiler room repaired
6. Projects to be Completed
 - Phase two of the deck Replacement on Park Ave and 2 decks on the 2nd floor on the north side of the building are set for completion in 2021.
 - Phase three of the decks on the remaining side of Main Street and 7th Ave. are scheduled for 2022.
 - Reseal and Repair sandstone on exterior of building

C. Balcony Report – Clearcut/J2

Jim Kessler with J2 consultants

- Update on the deck projects
- J2 summary letter has been sent to Carissa
- Certificate of completion. This starts the warranty period with Clearcut.
- A few detailed aesthetic items are still on the punch list to be completed

Craig Munford with Clearcut

- A few slowdowns due to COVID
- Radiant heat is all hooked up and ready to go.
 - Under the rails will have a buildup of snow. That is expected.
- Shared pictures of the deck project through the process
- Shared the manual on their job with Carissa- For warranty purposes
- Schedule is penciled in for June start date for the rest of the decks to be worked on.
- Phase 2 will all be completed at once.
- Will need to coordinate the deck/door replacement for phase 2 with Homeowners for their rental units.
 - End of February homeowners will need to be selecting their doors.
- New Wi-Fi routers have been updated. Does that eliminate the need for individual access in each unit? Possibly test it yourselves. Other systems have been installed through other ASH associations and there have not been any complaints.

D. Financial Report

Garrick with financial report

- There was a discussion about the cell tower contracts and Sprint is the only one paying for the contracts. Verizon has been updating equipment every few months. Will check to make sure the contracts are being honored as expected.

E. Legal Report – Wrona DuBois

Melyssa Legal update

- There was dispute filed by a homeowner about how costs were allocated for the balcony repair. It has been resolved with the Second Amendment to the CC&R's. The court dismissed the case with prejudice. The fees for the legal dispute were under the HOA deductible, so it should not affect the associations D&O Policy Coverage pricing.
- Travelers (HOA policy) has denied insurance coverage for the water damage claim related to the balcony project. The loss total is about \$200,000.00. Litigation has now moved to the discovery phase. Water Damage is covered under the policy, and that is why the board decided to pursue it.

V. NEW BUSINESS

A. Reserve Study

Reserve Study

- More exterior work that will need to be completed.
- A level 3 Report is needed to understand the 3-5-year plan. And update the reserve study.
- Discussion was had about the reserve study, questions were asked by homeowners.
- To improve the reserve study, J2 and Clearcut will be heavily involved in providing the correct information for the study.
 - Now that phase 1 of the deck has completed there is a lot more information available to the reserve study, and no need to have a walk through
 - The increase in dues comes from the repair project and for the future to fix the rest of the building repairs.
- Motion to approve the new reserve study Roland, second by Brian P. All board members approved

B. 2021 HOA Budget

2021 Budget and Special Assessment

- There will be a dues increase, roughly double from what it is now
- The dues increase is necessary to get the reserves into a healthy position for the HOA. After the reserve study, we will re-assess whether the dues should be lowered in future years.
- A lengthy discussion was had on the funds listed and projected for 2021
- Motion to ratify the 2021 budget and the special assessment by Brian P. Second by Roland approved by all board members.

C. Board of Directors Election

Election of the board members

- 3 board members elected annually. This year we will collect your ballot by email.
- If any homeowner is interested in being on the board, please email Carissa.

Questions

- Building staffing is great by Brian B. But the front desk staffing is less than desirable. What are the hours they should be there?
 - Staffing at the front desk when the resort is open. Jim will clarify the exact times. Please continue to share any feedback on what is being seen at the front desk.
 - Feedback is there is less oversight this year, since Craig left. All feedback is welcome to help improve.
 - Jim explained the ASR staffing updates they have had.
- What has changed on the 3rd floor, could we put a gym. Is ASHM renting the space, what happened to the gym space?
 - The space is mostly utilized for Brian and his team for the maintenance needs. If there is a better use for the space let us know.
 - The board will revisit the decision to repurpose that 3rd floor space.
 - Please provide feedback on what you would like to see in that space.

D. ADJOURNMENT

Motion to adjourn 5:48 pm by Brian P., second by Roland