

**All Seasons Condominiums Annual Meeting
Minutes February 5th, 2021, 5:00 pm (MT)**

Board members

Norma Reichlin 307
Chip Pederson 302
Carl Hogan 306

Homeowners

Jeff Cook 204
Kathryn Lenton 203
Sandy Willamson 301
Tony Salay 210
Donna France 304
Douglas Farr 103
Dave Powers 305
Douglas Falkingburg 101
Rob and Avery Flowers 107

Larry Reichlin 308
Tom Curtis 209
Harlan Podber 309
Eve and Jeffery Christensen 303
Sally Krebs 201
Suzanne Schultz 204
Sandi Behnken 207
James Jones 208

ASHM

Brian Bartholomew
Garrick M
Jim Simmons
Carissa Nosack
Amy Short

I. Call to Order

- a. The meeting was called to order by Norma at 5:08pm

II. Establish Quorum 63.49%

III. Additions to Agenda

- a. There are no additions to the agenda

IV. Old Business

- Introduction of new ASHM Staffing
 - Amy is the new HOA administrator
 - Brian is the new maintenance manager
 - Garrick is our finance director
 - Carissa is our property manager
- Approval of 2020 Annual Meeting Minutes
 - There was a motion to approve the 2020 annual meeting minutes by Rob Flowers. Sandy second the motion. Motion passed
- Update on HOA Insurance
 - Norma provided an updated on the insurance. The cost of our property insurance has increased significantly and will continue to increase because of all of the wildfires in the west. Four insurance companies, including the one that has insured us in the past declined to give us quotes. According to our insurance broker, the issue will become future insurability. Putting on fire-resistant siding, A1 roof which we already have, and fire-resistant landscaping (Utah has provided guidelines that are well documented) would all help. The HOA is doing all it can to remediate and the HOA was able to obtain insurance.

- Comcast Update
 - We signed a new contract recently and service was supposed to begin in January. Comcast informed us that that the entire building had to be rewired. Norma sent them a notice of default, and we are now waiting for them to respond. A question about obtaining Google Fiber was asked. Don't think that is available, but we will find out. Fastell is not available in the Park City base yet either. Century Link and Comcast are the only ones in the area right now.
 - Every unit will be individually hardwired when we get the re-wire completed and Comcast will provide each unit with new hardware. We were issued a credit for the cable services as an apology for the delays. Once the wiring upgrade is complete, your individual contract (if you have one with Comcast) will roll over into the All Seasons bulk contract.

- Maintenance Update
 - Brian provided a Maintenance report for the 2021 year, explaining what will be done, daily, weekly, annually. He also reviewed what is done in the spring, summer, fall, and in the winter.
 - The carpet will have traffic rugs at the front door and the elevators that will be changed out weekly during the season, and bi-monthly in the off season.
 - Brian reviewed the 2020 Capital projects that were budgeted vs unbudgeted.
 - James Jones suggested to have the carpet cleaners do resident units while they come to clean the common space area. Jeff Christensen suggested Zero Res to use as carpet cleaners and will look into getting a better contract price for the owners and association. We currently pay about ~\$404 per cleaning for the, lobby and stairs.
 - Sandy Williamson wanted to know if we were able to get carpet squares for the non-cleanable carpets. If we have any, they would be in the second-floor storage room. Norma has the name of the woman who did the carpet and will see if we can purchase more.
 - James Jones asked if we can get recycling? In past years when we checked it was extremely expensive. Owners would like to look into this and get a price quote.
 - Brian (ASHM maintenance manager) provided his background for everyone to get to know him a little better.
 - There was a water leak in the garage that Brian will check into. Our building is constructed more like residential homes to help minimize piping issues. The water heater closets on the decks are the only potential freeze risks Brian sees. Make sure to keep the water heaters temperatures high enough to avoid issues if you are not going to use your units to prevent the pipes from freezing and causing problems in the surrounding units.
 - Jones and Brian suggested replacing the water shutoff valves in your units. It is suggested that homeowners replace copper lines with plastic/braided wire lines to all plumbing fixtures, especially water lines to the refrigerator. It was suggested to

- get a list of plumbers for group pricing, coordinate and send out a sign-up list to homeowners.
 - Gutters and endcaps will be sealed in the spring to prevent all the ice buildup that we have now.
 - Trash pickup has been increased to twice a week.
- Review of 2020 Budget and Capital Expenditures
 - Garrick provided the financial summary for the 2020 year. A copy of the 2020 summary and 2021 budget was provided to all owners. Garrick reported specifics on what budget categories put the association above and under budget.
 - Garrick asked the Board what they would like done with the excess funds from 2020, should they be under budget. Motion to add the funds to capital reserves by Norma, second by James Jones(?). Approved by all.
 - The budget was reviewed to understand what expenses will be increasing for 2021.
 - The possibility of doing an audit or some type of financial review was discussed. Norma will get pricing on an audit.
 - Garrick reported that accounting was done by the accrual method.
 - Upon review of expenses, the association will cancel telephone lines that aren't used by elevator or fire alarm

V. New Business

- New card reader entry for the garage
 - Card reader for the garage has been upgraded. We are going to change the access code every quarter and the new code will be on your bill. We have been using the same code for the front door and the garage. But you need to use # at the end of the code for the garage. If the parking continues to be an issue, we will be a move to a card system, but for convience we will use the codes for now. There is only room for one car per unit in the garage. There are 27 spaces in the garage and 27 units. One is a handicap spot, so we need to tighten things up.
- 2021 HOA Budget
- Changes in maintenance and landscaping
 - Landscaping looks horrible. We have decided to change to Amigo landscaping so the landscaping will improve.
- Deck Renovation/Replacement
 - The deck needs to be repaired or replaced. We obtained three opinions, one from ClearCut, an independent structural engineer and J2. All confirmed that the deck has reached the end of life after 30 years. Temporary shoring has been installed to stabilize the deck until we get the deck repaired. Jeff Cook presented the slideshow he and his staff, working with J2, put together to get an idea of what it may cost to replace the deck as a broad overview. Jeff's company is nationwide

and well respected. All of the reports on the deck are posted to the HOA dashboard.

- We will have a meeting in March to continue to discuss deck options. The special assessment has to be approved by 51% of the homeowners. When we do the ballot for the board members election there will also be a ballot for the special assessment. The purpose tonight was to digest decking reports so that in March the association can really get into the options of the deck project.
- Discussion was had about financing for the deck project. We will discuss options at the next meeting.
- Motion to approve the 2021 budget as presented, pending the homeowner's affirmation on the special assessment made by Rob Flowers, second by Norma. All approved.
- Discussion about replacing the deck and not the siding. Some siding will have to be removed when the decking is repaired or replaced.
- Can we use trex instead of wood when they redo the decks? Discussion of different options will take place at the March Meeting.
- Jeff Cook was asked: What is the thinking on replacing on windows, sliders, doors etc. at the time of the decking? He responded: You could replace the sliders later, but it would get complicated. There are issues with doors and windows with flashing. If you are going to do the work, it makes sense to do it all the same time. In some places the wood under the doors has rotted out.
- What is the downtime, and would we be completely shut down? That is something we will answer at the next meeting. The next meeting will all be specific to options, with drawing sketches etc.
- Special Deck Renovation owners meeting March 11th
- Board of Directors Nomination
 - Tony Salay was nominated by Harlan Podber
 - Tony Salay and Chip both nominated Rob Flowers
 - Tom Curtis nominated himself
 - Each candidate introduced themselves.

VI. Adjournment

- a. Meeting adjourned at 7:24 Motion to adjourn by Douglas Farr second by Carl.

Please note that these DRAFT meeting minutes will be amended upon completion of the Board Election.