

**SILVER KING HOA**  
**2020 ANNUAL MEETING**  
**Saturday, December 5, 2020, 9:00 am (MT)**  
**Web-conference**

**BOARD:** Mike Kvietkus, Doug Haigh, John Rasmussen

**OWNERS:** Mary Carlson, Jeff Coe, Michele Levy, Noah Ramirez, Richard Schwartz, Deborah Hickey, Cheri Tanimura, Cecilia Hall, Kenneth Eiges, Mike Barber, Mike James, Greg Koch, Christi Jenkins, Greg Rubinstein, Howard Locker, Herb Abbe, Teri Rio, Don Winsor, Bobbi Whitehead, Brandy Anderson, David Nierenberg, Diana DeLeon, Julie Evans, Pete & Deb Dunmire, Marjorie Bessel, Scott Wyant, Don Winsor, Sean Cochrane, Kevin Coughenour, Todd Hauser

**GUESTS:** Jeff Coe, Laura Kalvoy (511)

**ASHM:** Jim Simmons, Alan Finnegan, Mike Howe, Matt Little, Chris Tomczyk, Nicole Chastain

- I. **CALL MEETING TO ORDER:** Mike Kvietkus called the meeting to order at 9:05 AM.
- II. **ESTABLISH QUORUM:** The quorum was established with 52.559% of owners in attendance, either virtually or via proxy.
- III. **ADDITIONS TO AGENDA:** There are no additions to the agenda.
- IV. **OLD BUSINESS**

**A. Approval of 2019 Annual Meeting Minutes:** Greg Koch motioned to approve the minutes; Mary Carlson seconded the motion. The minutes were approved unanimously.

**B. HOA Managers Update:**

COVID-19 has affected the operation of the property. Utility use and building costs have decreased, but cleaning costs have increased. Barriers and guards have been installed for check-in and social distancing signs and measures are in place throughout the property.

The typical All Seasons rental presentation took place ahead of the meeting, rather than in-person after the meeting. This was recorded and the link is available on the website.

The board worked with a HOA attorney on the RFP process for a HOA management company. Owners will be given the opportunity to ask questions and provide feedback to the board in a separate session during this meeting. There was a change to the contract in regards to the staffing of owner services; the HOA shares in providing a common service for all owners, eight hours per day, 365 days per year.

**C. Maintenance Report:**

UNPLANNED

Electrical and maintenance repairs to chiller

Garage door repair

New circulation pool pump motor, chemical feeder, seals, and pipe repairs

Reinstalled the spa's main drain cover, new spa pump motor, seals, and sand filter plunger control

CAPITAL

New soft start motor in lobby elevator

Fire alarm upgrade, panel, detectors, horns, and strobes

Fire extinguishers were added to all hallways

All exit signs were replaced  
The boilers were repaired and rebuilt  
New pool boiler installed  
Maintenance was performed on the emergency generator

An owner shared the hot tub is never hot enough. Chris indicated it is kept at 103 degrees to accommodate families with children. It is drained and refilled every Tuesday.

An owner asked if there was any thought to a building-wide water softener system. This has been reviewed by a plumber in the past and will be revisited.

Is duct cleaning completed on a regular basis? Filters are being changed monthly and vent cleaning has been performed periodically.

Is water quality testing completed on a regular basis? The city performs testing on the water coming in to the building. The pool water testing is completed monthly by the county. The owner requested that a test on the water throughout the building be completed. The board will absolutely look into this.

Are windows replaced as they fail? Yes. The HOA has a policy in place that exterior failures are paid for by the HOA. If they are broken from the inside, this is an owner expense.

An owner noted they have a draft coming through their slider door. Maintenance will take a look.

#### **D. Truss Repair Project:**

Phase I: There were areas of concern with the glue lam trusses at the lobby entrance. These were assessed by an engineering firm who identified needed action. The 42-year old trusses had areas of structural failure. The board decided if this work needed to be completed, it was a good opportunity to refresh and improve the front entry. We have been working with an architect to change the structure of the beams in the front entry area. Large sections of the front entry truss are being removed and replacement trusses, of smaller size, have come in. The front steps are also being modified to have a more gradual incline to the lobby. There have been delays with some contractors (COVID-related). We look to finish this project before Christmas. Window replacement in this section will follow and we look to finish the lobby flooring in the spring. Mike K. noted water seepage over time is what caused the deterioration.

In the board meeting last night, it was brought up that it was believed this truss failure was a result of All Seasons' negligence. Alan Finnegan, President of All Seasons, clarified that this failure is a structural part of the building and we are not structural engineers. The All Seasons team has never been on the beams inspecting these beams. When the issue was brought to All Seasons' attention, by a licensed and professional painter, it was brought to the board immediately. Painters over the past 20 years, as well as inspectors for the capital reserve, have never identified this issue.

Mike Kveitkus shared that the board has reached out to the insurance company and confirmed this project is not covered under the property's insurance. The board has addressed the prevention of this occurring in the future with the architect and a different design.

Greg Koch (owner) shared his input, as a structural engineer, on the project.

Greg Rubinstein (owner) asked about the possibility to pay the special assessment after January 1, 2021 for tax purposes. Doug Haigh (board) answered that a post-dated check, received by the HOA prior to December 31, 2020 is acceptable. Greg also asked about widening of the entry ramp. Jim Simmons indicated that the undertaking of this would be quite significant and unattainable at this point.

Don Winsor (owner) asked about re-stripping the garage as cars are parking over the lines.

Deborah Hickey (owner) asked about providing input on the design features of the lobby update. At this point, we are just updating flooring but we can share that information.

Phase II: There is a similar glue lam truss system around the pool that is experiencing the same issue as the front entry. A sub-committee of five owners will be exploring options for the pool area to help the ownership group decide what they would like to do with the area. They will be looking at options for just fixing the truss, as well as different levels of renovation options for the pool area. During this project, the pool will be shut down to guests. The sub-committee will also be looking at how to minimize impacts on guests, including whether this project would be best done in phases.

- E. RFP Review – Board Breakout Session:** The board held a breakout meeting with owners only, to discuss the details and answer questions about the existing management contract with All Seasons, that the board signed in June this year.

## **V. NEW BUSINESS**

### **A. 2021 Budget**

#### **Operating budget**

Based upon the new property management agreement, the increase in dues is scheduled at 22%.

General and admin- 22% increase primarily due to the front desk agent addition for 365 days out of the year, who is a HOA representative. There is an additional accounting fee that is also contributing to this increase.

Housekeeping – \$26,000 was budgeted for 2020 wages... variance is a result of additional cleaning of common areas due to pandemic, and the rate change in housekeeping billable rates that were changed with the updated and new contract. We are forecasting to end the year at \$32,000 for housekeeping wages. With the pandemic and uncertainty of when things will lighten up, we are considering the time that is needed to clean the common areas, as suggested by the CDC and government regulations. This is increasing 19% from the 2020 actuals.

Repairs and maintenance – 17% increase per the rate change.

Supplies – staying flat at 2.3% increase for 2021

Utilities – We are forecasting a \$27,000 savings for the year 2020 due to lower occupancy throughout the year. 2021 shows a 4% increase from 2020

Future reserve accrual – increase of 4.6% to get to 120k for the year (10k/month)

#### **2021 Capital Projects**

Asphalt rehab work in front of the building in 2021

Commercial water heaters

2021 total estimated capital expenses: \$132,854. We are estimating to start 2021 with a \$236,000 capital reserve balance. With the \$120,000 accrual, we expect to end 2021 around \$223,000, leaving us around 46% funded.

**Doug Haigh motioned to approve the 2021 budget; John Rasmussen seconded the motion. The motion carried unanimously.**

- B. Special Assessment:** There are eight owners with a balance on the special assessment. Three have since sent payment. There was one request to send a check now and post-date it for 1.1.21.

The scope of work for phase 2 is still in progress, but this project will be addressed in 2021. The sub-committee will narrow down options for the board's consideration and distribute a plan to homeowners for feedback. This project will go to a vote from owners.

- C. Park City Base Development Update:** Vail Resorts is working with a developer that includes a 5-phase plan that starts in front of Shadow Ridge, and then working to the area behind Silver King. The plan has run into some challenges into what will be approved as they have changes to the plan with height and density-related issues. Jim has had meetings and attended presentations with PEG, and the most recent update is they have pushed off on starting; they initially planned to start spring 2021. Jim has discussed concerns with them about Silver King and how those developments will impact the Silver King (including transportation, sidewalks, water feed to Silver King).

Deborah Hickey shared a short video put together by RRAD regarding the base development. Link: <https://youtu.be/u86gLjnCyHQ>

**D. Real Estate Update – Jeff Coe:**

- Silver King: 2019 vs 2020 YTD- 2020 had 7 sales at SK, 2019 had 5. Median price per sf was \$504.93 (2020), \$435.52 (2019) (16% increase).. days on market is 67 for 2020, and 111 for 2019 (40% decline).. selling price vs listing 2020 (96%) and 2019 (97%)
- Greater Park City area for first 3 quarters: # of transactions for condos, single family, and land- 1553 YTD 2020, 1235 for 2019.. units sold condos 678, in 2020 price per sf 442, 2019 417 (4% increase)
- A lot of people from big cities are moving out of the cities, and one of those

places is Park City. Transactions are up, prices are up, and this is part of the reason.

- Mike K asked how Vail/PEG would affect pricing at Silver King- Jeff speculates that with the cost of building increasing, and imagines that the individual units are going to cost more, which presumably would have a positive effect on the units at Silver King.

**E. Board of Directors Election:** John Rasmussen motioned to appoint Mike K by acclimation; Deborah Hickey seconded the motion. Mike K was re-appointed to the board unanimously.

**F. OPEN DISCUSSION:**

Herb Abbe asked if for those who paid the assessment already could instead pay in 2021. Mike Howe responded that this isn't a possibility.

Noah Ramirez asked about an electrical hookup for a washer and dryer (110 or 220). Chris will get the answer for Noah.

Deborah Hickey shared suggestions for maintenance improvements: additional security cameras, garbage collected on individual floors, dumpster enclosure out front, replacement of luggage carts or better maintenance, rust corrosion on exterior, Silver King light at front entrance bulb replacement, crumbling cement of sidewalk on the north side, stairwell cleanliness and maintenance, garage upkeep/trash, plastic plants in hallways dated and dirty, window washing, scuffs/cleanliness and carpet in elevators, electricity savings with solar panels, motion sensor lights in hallways, water conservation

Chris with maintenance confirmed cameras were added to the second floor entry, lobby, front desk, fitness room, double-door garage entry, garage door entry, old arcade room (which can be moved). Chris can monitor the cameras from his cell phone. Jim will look through her suggestions and work to address things as able.

**VI. ADJOURNMENT:** Herb Abbe motioned to adjourn at 12:35; Kenneth Eiges seconded the motion and the meeting was adjourned.