

Edelweiss Haus

Board Meeting February 9, 2022, 5PM Mountain time

Board member attendees: Hilary Williams, Chris Faris, Ellen Carpenter, Greg Guster, Patricia Spross

All Seasons attendees: Jim Simmons, Mario Salazar, Mike Howe

The following topics were discussed:

Discussion Items proposed by All Seasons:

1. **Transition update** - Mike Howe said that the transition to All Seasons' Buildium accounting system has gone well. The HOA ended 2021 with a result that was \$1K better than budget. The balance sheet has been reconciled. The financial statements are available on the HOA portal, and the board will schedule time at our next meeting to discuss them.

- a. **Accounts receivable** – there are no significant delinquencies.
- b. **Vendor accounting** – All Seasons sent all 1099's for 2021. Addresses for billing are being switched to All Seasons.
- c. **HOA portal** – it is part of the Buildium accounting system. Jim encouraged us to use the service request feature for issues such as trash in the hallways. Photos can be loaded. It is useful because the system creates metrics so All Seasons can compare trends with prior years.
- d. **Board expense reimbursement** - should be paid at the end of the board member's term. Two previous board members still need to be paid. The 2 new board members who were paid prematurely will be charged on their HOA owner accounts to reimburse the HOA.
- e. **Outside accounting firm** - Mike and Jim recommended that the HOA transition the tax return preparation to the accounting firm that All Seasons uses, Mumford Group. Jim said that they are familiar with All Season's accounting system and can negotiate better pricing for the HOA's. The board agreed to discuss the matter after All Seasons drops from the call.

2. **Property challenges** – Mario Salazar and Jim Simmons commented:

- a. **Hot tub/Pool**- there are fewer complaints regarding the temperature and cleanliness, so the situation is improving. The pool cover needed to be repaired, which was done. A board member raised a concern about guests playing music at the hot tub. The board asked Jim to research best practices on how to handle this issue, because it's a fine balance between having guests enjoy the property vs. disturbing residents.
- b. **Gate/garage code changes** – thus far the change has proven effective in keeping out uninvited guests. The old garage code still functions; the board asked that the old code be removed to keep the garage secure. The board agreed that an annual code change should suffice unless problems arise with unauthorized users.
- c. **Snow removal** – the vendor has improved its performance, which may be partially attributable to the lack of snow in the past few weeks. There is no place to put the snow on the Empire Avenue side of the building. Jim Simmons will contact Park City Lodging to determine how they handled snow removal. Dump trucks were used in the past. One board member commented that the timing of plowing is critical. The vendor came at

5PM when all the spots were full so there was no way to plow the entire area. If he arrived earlier in the afternoon, all of the spots could have been plowed.

d. **Fire alarm system** – The C building fire alarm is too sensitive and goes off frequently. Jim will contact the vendor Certified Fire to ask their advice on how to correct the situation.

e. **Locker room/sauna/ski room locks** – the codes are specific to each unit. However, they work for some, but not all units. The board would like Jim to put this topic on his Spring maintenance list. The board was inclined to leave the locker rooms unlocked, but will seek Jim's advice. The ski room is being heavily used this season.

f. **Trash accumulation in common areas** – this was not a problem in prior years, but has occurred frequently in the past few weeks. All Seasons has put up signs and will consider installing a game camera which would identify the unit occupant who is dumping. Given that the problem frequently occurs in A building, another solution proposed was a dumpster on Empire Avenue. However, there is no space.

g. **Wayne Best unit repair expenses** – Jim has been in contact with Mr. Best, and has referred him to our insurance agent. Utah law is clear that interior repairs are the owner's responsibility regardless of the origination of the problem. The board agreed to take no action at this time.

3. **Projects in the spring** – Jim said that he and his team plan to walk the property to develop a list of items that need to be addressed, e.g. faded signs, abandoned key boxes, outdoor wood railings, screen replacements, etc. The board will review the list and prioritize the repairs, developing a timeline for anything that does not need to be addressed immediately.

a. **Foundation repairs and drain system** - this is likely to be a more significant item; Jim will prepare a separate proposal once he gets bid(s) in the spring.

4. **Property tax assessment appeal** initiated by PC Lodging – Jim should look for documentation on the appeal in the box that PC Lodging delivered to All Seasons. The appeal disputes the sauna areas being taxed as residential units.

Board discussion topics:

1. **Sale of unit 200** – the bidder accepted the board's counteroffer of \$515K. The bidder wants to split the .05% reinvestment fee with the HOA. The board agreed. Closing is scheduled for 2/28/22. The board discussed setting up the separate bank account for the proceeds; Patricia will speak to Jim to get a contact at the bank that All Seasons uses and will contact the bank to set up a separate account under board control for the proceeds.
2. **Sale of lobby space** - tabled for next meeting.
3. **Change of accounting firm** to Mumford Group. The board agreed to wrap up its pending business with HEB Business Solutions to permit the transition. Patricia will contact HEB to obtain the written document on the favorable tax treatment for the sale of unit 200 to an insider. After we receive the letter, we will pay their bill.
4. **Request by owner for a/c unit** – discussion tabled for next meeting.
5. **Inviting owners to board meetings** - The board will ask Jim to research Utah law on how to handle this issue. We need clarity on whether owners are permitted to participate, and how much notice they need to be given.

Next board meeting - will take place on 2/23/22 at 5PM Mountain time. The Board had agreed to meet every 2 weeks on Wednesdays at 5PM Mountain time. Next meeting is February 9.