

Edelweiss Haus

Board minutes - March 23, 2022, 5PM Mountain time

Board member attendees: Hilary Williams, Ellen Carpenter, Patricia Spross

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

Owner attendees: Carol Silverman 410, Greg Hagerman, David Alden 118, Brad Carpenter

The following topics were discussed:

February financials –

- Over budget on expenses
- One owner has not paid dues since November

Discussion:

Mike advised that the over budget condition was due to unanticipated mechanical services related to the garage and hot tub. He does not see the trend continuing through March.

Mike also advised that an owner is now 91 days delinquent on HOA dues. Late fees have been applied. He wants to wait a few more weeks before he asks the board to put the account in collection. The HOA can put a lien on a unit, or even foreclose a unit. The owner usually pays before the unit goes to auction. There was a similar situation about 10 years ago where the HOA placed a lien, and ultimately collected when the units were sold.

Old business:

Sale of unit 200 – Chris and Hilary were to draft a notice to the owners to announce the sale – discuss whether to use the announcements page on the All Seasons HOA portal.

Discussion:

Jim recommended that the portal be used since it will send an email to owners about the announcement and will keep the announcement indefinitely. Hilary will finalize the language shortly.

Unit S night time remodel (owner is Sean Ahearn).

- Patricia received a complaint from Susan Norgren who said that tenants are complaining.
- HOA recourse when owners do not respect rules
- Status of email from Jim to owners regarding requirement to inform the HOA of construction that requires a building permit. (use announcements page?)

Discussion:

Jim has been in touch with the owner, who lives in CA. The owner notified the contractor to stop the night time work, and the problem has been resolved. Nicole is working on the language of the reminder to the owners about construction rules. There is a system of penalties in the Violation and Fine policy page of the All Seasons portal.

(Note: did not find them on the portal; submitted a request that they be created and submitted for board approval.)

Hot tub jets – repair of timer

Discussion:

Mario has ordered the part and will repair when it arrives

Status of third party reserve fund study.

Discussion:

Jim has sent out 3 Requests for proposal to firms that do this type of work. He will make a recommendation once the third proposal arrives.

Bilingual signs and better internet connection –

Discussion:

Carol Silverman wanted to know the status of these issues which she raised at an earlier meeting. Jim is working with his Marketing Department on the signs, and the internet issue is on his Spring project list.

Lock on stairwell door in garage in C building-

Discussion:

Ellen and Brad Carpenter wanted to know the status of the change to the door hardware so that the door will latch, but not lock. Right now, the door locks, preventing folks from using those stairs to climb back up. Mario asked some clarifying questions and will address with Park City Lock.

New business:

Trash on balcony and construction noise– unit C in building C. Two complaints were escalated by an owner to Patricia.

Discussion:

Mario was unaware and will investigate.

C building unit – loud knocking sound in water system.

Discussion:

Jim advised the group that he has been working with a new C building owner who is quite concerned because Air B&B is threatening to de-list his unit unless the problem is fixed. Jim has had 2 contractors look at the issue, including the original plumber. The problem occurs when temperatures drop and the heat can't circulate properly. One contractor, PC Mechanical, thinks that a different type of zone valve is required. Brad in unit O agreed that the knocking is very loud, prompting him on occasion to take the panel off in the bathroom and turn off the valve.

Jim will continue to work on the resolution. The problem has abated for now due to warming temperatures, but should be addressed.

Next board meeting - 4/13/22, 5PM Mountain time.