

Edelweiss Haus

Board minutes - May 4, 2022, 5PM Mountain time

Board member attendees: Hilary Williams, Chris Faris, Patricia Spross

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

Owner attendees: Carol Silverman, Susan Norgren, Steve Kotsenburg

The following topics were discussed:

Financial discussion –

- March financials
 - Budget excess for housekeeping contractor – *All Season's response was unclear; board (Patricia) will review All Seasons contract because the board had understood that hallway cleaning was part of the services to be provided for in the base fee. The review prompted an email discussion with Jim because it appears that the budget does not align with the contract. There are expenses which do not have a corresponding budget item. This topic is of concern to the board and needs to be discussed with All Seasons prior to the next board meeting.*
 - Budget excess for snow removal – *Because of the lack of snow in March, actual costs were less than budgeted. After the meeting Jim said this had been presented incorrectly and will be corrected.*
 - Fines for off season construction, dogs – where are such fines presented in the income statement – *All Seasons does not have a process for levying such fines, so none have been levied. An email discussion elicited a commitment from Jim that this will be addressed.*
 - Delinquent owner status; related past due fees – *Mike provided erroneous information during the meeting. He subsequently corrected his comments via email, explaining that the same owner who has been delinquent longer than 90 days remains delinquent. All Seasons has not been charging late fees, but will begin to do so asap. Jim subsequently confirmed via email that he has issued a management fee credit of \$200 to the HOA for the delay in posting the fees, and has also billed the unit owners for the appropriate late fees.*
- Promised calculation of cost of operating hot tub/pool for extra months. *Mike estimated that the cost per month of operating the spa only is \$1500-1600 per month. The cost to operate both the pool and spa is \$3,750 per month. The majority of the board had agreed via email to operate the spa in the 3 months of the off-season.*

After reviewing the minutes, Greg Guster expressed skepticism regarding the cost estimate. Mike provided the following clarification via email: "Our monthly contracted amount is \$1220 a month for labor only. If we are going to service only the hot tub, we are looking at a rough estimate of 30 minutes a day at \$50 an hour which totals \$750. Then if you add in supplies which is \$250 a month along with the extra utilities of gas/electricity we are estimating \$500 a month. Total costs would be around \$1500 a month. The utility portion could be a little high but I think it would be best for us to take a conservative approach."

The Board will review this response and discuss further.

- Movement of bank accounts to Zion's Bank planned for May - *purpose of various accounts. There is one operating account and 2 savings accounts, 1 for operating funds, and the other for the capital reserve. Hilary made a motion to move the HOA bank accounts from Chase to Zions. Patricia seconded it.*

Old business:

Sale of unit 200 – Notice to owners of sale; to be loaded to All Seasons portal - *Hilary had provided notice language last month to board, which approved language. She then forwarded language to Jim for loading on the announcements page of the portal. Jim did not load it so far, but promised to get to it shortly.*

Of note is that All Seasons has not yet been billing Unit 200 for dues although the closing occurred on February 28. The proceeds were placed in Zion's Bank under board control, with full knowledge of All Seasons. After some back and forth, it seems that an absent staffer from All Seasons dropped the ball. Hopefully, this will be resolved asap so that the HOA can collect dues. After the meeting, Mike confirmed that new owner was onboarded and that dues have been levied.

Subsequent to the meeting it also came to light that the transfer fee on the sale of Unit 200 has not yet been booked. Hilary identified where the fee was presented in the closing documents and All Seasons will address.

C building unit – loud knocking sound in water system.

There was discussion by board members and owners about this long standing issue, which is prevalent in all the buildings. No permanent fix was ever implemented, and the issue keeps happening in various units, especially in C building.

Hilary and Patricia commented that "fixing" these knocks during ski season under panic conditions is ineffective, e.g. Jim's conversation last month with an owner whose Air B&B listing was under threat of revocation because of the unpleasant ambience caused to tenants. Hilary and Patricia advocated a systemic solution throughout the complex so that we can avoid further "band-aid" type solutions. Mario warned that this would mean that water will need to be turned off in the buildings, to which the Board replied it was better to turn off the hot water in the summer vs. the winter. This project will be added to the "spring project list".

Hot tub jets –

- jets are broken
- repair of timer
- other problems prompting the need for techs and a master electrician

Mario said the circuit keeps tripping and the jets are not reliable. No electrician/repair person has been able to identify a solution. Mario has another electrician coming this Friday (5/6) who can hopefully identify and resolve the problem.

Lock on stairwell door in garage in B building- done per Mario, along with a bilingual sign. Mario also identified an owner complaint about noise from the automatic closing of the garage door, i.e. the sound of metal on metal. He thinks that a plant to break the noise will solve the problem.

Dogs in units – who from All Seasons monitors whether dogs are “support animals”; how is “no pet” rule enforced. Although owners have reported the presence of dogs to All Seasons, All Seasons has not levied penalties. Several instances of pet violations have been reported and **All Seasons has been notified that it should report to the board on the fines levied on the respective owners for these instances.** Relevant language from the Rules and Regulations is highlighted below:

PETS

1. No Pets are allowed at Edelweiss Haus. It is the responsibility of the owner to notify their guests and tenants that pets are not allowed. All visitors must be advised of this rule.
2. A fine will be imposed for violation of this rule and will increase each time this rule is violated.
3. Service animals that comply with ADA requirements are allowed as long as the owner and/or their guest submit a written request and provide approved documentation prior to arrival. Forms may be obtained from the property management company. Service Animals are required to be on a leash at all times.

In-season construction violations – this is another rule which has been violated, but no penalties have been imposed. All Seasons will be asked to describe its enforcement process for this and other rules at the next board meeting.

New business:

Set date for 2022 annual meeting – agreed on Friday 10/7 at 3PM Utah time. Board pre-meets in the EH conference room one hour beforehand. The meeting will be a combo of in person and virtual.

Spring project list – Jim plans a walkthrough on Friday 5/7 to develop the list. The board expects to see the list within the next weeks with an indication of who will do the work (vendor or internal) and when the project should be completed.

Repair to outside area which caused flood in unit G –this item is to be included in the Spring project list

Wifi - Chris had suggested to drop free wifi and obtain it either thru a package deal with Comcast or all owners do their own thing. One less utility bill and headache for the HOA. Jim recommends that he bring in someone called Steve Colman who can recommend a solution that has been implemented in other buildings. In subsequent emails Greg and Patricia advised Jim that we have purchased our own wifi, and that a building solution is not recommended because light users will end up subsidizing heavy users, as currently occurs with utility usage. The board will need to discuss this at the next meeting.

Insurance question from a prospective owner – Jim claimed that he had answered the question, although this did not seem to be the case based on the prospective owner’s correspondence with the board after the meeting. The upshot is that each owner should buy their own policy to

cover the deductible under the EH HOA common policy and the contents of their unit. Jim says that the HOA follows Utah law on this matter.

Parking – Jim advised that Vail will begin charging for parking for the 2022-23 ski season. This will make the EH spots more valuable. Discussion ensued regarding how to enforce our parking rules as repair people often park on the property without permits while they are repairing units. Owner Steve Kotsenberg opined that AS should get out of the business of enforcing parking, which Mario evidently does via conversations with workers. Chris commented that a neighboring property simply has the car towed. This solution has been effective, and the board will discuss parking at the next meeting.

Next board meeting - June 15, 5PM Utah time. There will be interim communication before the next meeting with All Seasons on the items discussed in these minutes.