

**Minutes, Sun Creek Condominiums (“HOA”) Annual Meeting
Saturday, December 4th, 2021, via Zoom
Submitted by Tom Horton (C9), HOA Secretary**

Call to Order: by HOA President Rochelle Jonswold (A2) at 4:06 PM, MST

Attendance: Unit owners present via Zoom: A1, A2, A4, A8, A10, B2, B3, B5, B7, B8, B9, B10, B11; C1, C5, C6, C7, C9, C12; Unit owners represented by written proxy: A5, A6, A7, B4; Unit owners not present: A3, A9, A11, B1, B6, B12, C2, C3, C4, C8, C10, C11.

Quorum: The Secretary indicated a quorum was present.

Approval of 2020 minutes: The president ask for discussion and corrections of 2020 minutes. No discussion or corrections were offered. Nathan Sears (C5) moved to accept the 2020 minutes as submitted; Lisa White (A8) seconded. The motion passed unanimously, 23 Aye and 0 Nay.

Nominating Committee Report: The committee consisting of Patricia Stokes (A4), chair, Keri Tuberville (A6), and Mary Siller (B8) reported that one of three seats on the HOA Management Committee was to be filled, Tom Horton’s term expiring, and that the committee had nominated Lisa White (A8) for election and she had accepted. A motion to accept the Nominating Committee report was made by Linda Hood (B10) and seconded by Ken Jonswold (A2); the president asked for further nominations and none were made. The motion passed unanimously, 23 Aye and 0 Nay.

Financial Report: John Logan (C7), Treasurer, presented the financial report. Note: All referenced documents were sent to owners via email one week prior to the meeting, and are available on the HOA web site. Key items discussed:

- John explained the 2020 and 2021 (interim) loss and how the losses would be made up in the 2022 budget.
- Legal fees are over budget due to ongoing law suit. The HOA’s insurance has agreed to reimburse most legal fees, but there may be some that are not covered, which come from the HOA budget. The Civility amendment passed by owners should limit HOA expenses if there is future litigation.
- Maintenance costs increased due to inflation, billing and policy changes from the property management company, PMA.
- Budget increases will be covered with a dues increase of approximately 10% beginning 1/1/2022. Budget shortfalls and project increases will be covered with an assessment due 2/1/2022.
- Capital reserves are currently not fully funded to due to cash shortfalls detailed in budget documents.
- Hot tub expenses were under budget due to hot tub closure for courtyard and snowmelt system maintenance. The HOA is investigating a common gas heating system for hot tub and snowmelt to reduce operating costs.

Interruption: At this point the meeting was interrupted by a prolonged Comcast Internet service outage affecting the greater Park City area. The committee attempted to restore Internet service through several cellular hot spots, but service was unstable and unsustainable. The management committee and

owners present in the Sun Creek building decided to adjourn the meeting, develop a presentation of remaining business to email to owners and which would be attached to these minutes, and enable a further Zoom discussion about the presentation which would not become part of the Annual Meeting minutes. Rochelle Jonswold emailed owners the next day explaining and apologizing for the events, and explaining coming actions to keep owners informed.