

Regular SELOA Board of Directors Meeting Minutes Mar 25, 2021 6 to 8 pm. Approved 5-27-2021.

Via Zoom video conference.

1. 6:07: Call to order and roll. Board members present at the start of the meeting: President Scott McClellan, Secretary Lucy Jordan, Treasurer Ralph Brown, Directors Casey Brown, Cara Murphy, Rosie Moore, Steve Cuttita, Justin Bitner, Gary Auerbach, and Director Brian Tiley. Absent VP Jackie Pender. 14 lot owners were also in attendance.
2. Secretary report – Lucy Jordan
  - a. Jordan moved to accept minutes from the January 28, 2021 board meeting as emailed to the Board this week. Moore second. All board members approved. Motion carries.
  - b. Kimball gate emergency repair was voted on by the board via email. 8 votes affirmative. Motion carried and Brian Tiley oversaw the replacement of the motors for both arms.
3. Treasurer report – Ralph Brown
  - a. See treasurer's report. Savings account now at \$11K.
  - b. Proposed budget discussion. Ralph Brown proposed a 2021 budget using mostly last year's values. Income: Impact fees are the biggest change and should be updated with ACC report. Expenditures: Proposed value for legal budget could likely cover about 3 small issues based on what we have paid for the 2 issues we had to deal with last year. Scott McClellan would like to see that budget bumped up a little. Rosie Moore would like to see savings built up. Speed bumps is a line item that Brian Tiley would like to remove based on new information on how speed bumps can negatively impact the road. Water valve replacement from last year we should keep in. Lucy Jordan would like to move the money slated for website update to scanning the secretary and ACC files (\$1200) and bump up admin line item to include Zoom and electronic election paid accounts.
  - c. Annual dues - 70 lots have paid. Due March 31.
  - d. 42 invoices for Bitner Ranch Road winter maintenance were sent. 39 have paid. 1 full time didn't pay. 2 were not full time. Received \$4875.
4. Committee Reports
  - a. 6:35 ACC Report – Kathy Borden chair:
    - i. Reminder to lot owners: please read the ACC docs before any work. No heavy trucks before May 1 without ACC approval.
    - ii. Regular activities report.
    - iii. ACC rules document revision progress: hope to be ready by April meeting.
    - iv. Scott McClellan would like to have in the ACC report each time the number of full time vs part time owners. Kathy Borden: All new builds will be full time residents.
5. Old Business
  - a. Bitner Ranch Road renegotiation. We suspect they are not pursuing a renegotiation because BRR is going to be partially taken over by the County. Justin Bitner: Brian Bitner as of about 4-6 weeks ago had no update on schedule. County and Ranch are talking now. Scott McClellan: we have the right to attend the BRRR meetings. Justin Bitner will check with Brian Bitner who may be attending the meetings.
  - b. Raising annual dues. : \$750 in 2015 dollars is \$850 in 2021 dollars. Lucy Jordan made a motion to raise annual dues to \$1000 (\$750 to SE, \$250 to BRRR) to be effective for 2022 to be put to vote at the annual mtg and on electronic ballot. Rosie Moore second. Discussion: Justin Bitner: will be

a difficult sell unless we put dollar amounts on items for what we need to spend on. Rosie Moore volunteered to write up a one page document to go with the board proposal. Discussion of what would be in the accompanying document. Justin Bitner: Lower Cove needs to be widened. Ralph Brown: we don't know how much we need to spend on roads until bids come in. Justin Bitner: can ask Brian and Roger Bitner because they would know numbers. Brian Tiley thinks \$850 or \$900 ok but not \$1000. Scott McClellan: Special assessment is another way and then you know where it is going. Justin Bitner thinks we need to raise them but we need to justify. Vote: In favor Scott McClellan, Ralph Brown, Casey Brown, Lucy Jordan, Rosie Moore, Steve Cuttita, Gary Auerbach, Cara Murphy. Opposed Brian Tiley, Justin Bitner. Motion carries. Moore to draw up proposal and send to board for review.

- c. Governing documents revision status and progress - Cara Murphy
- i. See slides. We are not in compliance with the Utah Community Association Act. We need guidance on our big issues and our docs don't give us guidance. Current Covenants are over 50 years old!
  - ii. Last try at revisions failed for concrete reasons.
  - iii. Elke Touchette (lot 2) chair of the Documents Revision Committee explained why these are essential. To preserve the unique community we have. These two documents Bylaws and CC&Rs work much better with each other. Board needs to address Page 28 Article 10.3.2 (figure out the insurance amount) and page 39 exhibit A property description: roads vs streets.
  - iv. Wim deJager, Lucy Jordan, and Cara Murphy, committee members spoke to their favorite things in the revised documents. See presentation.
  - v. Scott McClellan relayed advice from our HOA attorney Ben Leiberman. James Ziter (attorney with HOA experience, lot 53) has similar comments. Attorneys say try to put as much as you can into the bylaws because the CCRs are very hard to pass. Put definitions from CCRs into bylaws. Elke Touchette: we have made these to the rules of what is required in bylaws and covenants. Justin Bitner: if we are out of compliance and so UCAA governs us, then the argument to pass these because we are out of compliance is circular. Elke Touchette: Our documents are confusing, conflicting, and have problems. These were written for summer homes with no water or access. We need new documents to address our issues. Scott McClellan: there is no legal reason we need to do this, but the reason we should focus on changing is because there are ambiguities in our current docs.
  - vi. Comments on bylaws: Scott McClellan: where did the part about fines go out of the bylaws? Need to be back in there. Elke Touchette: Question: fines section belongs in Covenants so how to put them in bylaws? James Ziter: you can do a lot of fines and procedures in bylaws. Fred Truillo (lot 50): we could hire Patty to look at these. Rosie Moore: do lien holders have to vote? James Ziter (represents 30 HOAs): 67% of lot owners AND 67% of the lien holders have to vote. They usually send package to lien holders and say if you have objection send back declination vote in 30 days. Donn Hogan lot 23 comment: Lien holders would really have power, especially if there are not that many properties with liens. Kathy Borden: can you do the "no response = yes vote" thing for the lot owners?. James Ziter, no, lien holders are apathetic so they don't respond. Lucy Jordan: let's move forward with a plan. Scott McClellan: some things should go from CCRs

to bylaws and then have attorneys look at it, then the bylaws have to be to membership 21 days before the annual meeting. Elke Touchette: can we just put all the CCRs into bylaws? James Ziter: you can put all kinds of stuff in bylaws unless they contradict what's in the covenants. Wim deJager: let's go to CCRs and pick out the things that are important to us and put into bylaws. Casey Brown: deadline to get to membership is April 7. Suggests fire prevention and fines go back in. Scott McClellan: also the definitions. If any board members want to give an opinion on what goes back in, do it by Friday midnight and get to the committee so Elke can revise and send to board so we can have lawyer review early next week. Elke Touchette: Budget and assessments should go in bylaws.

6. New Business

- a. New logo. Jordan showed a proposed logo which is modern, simple, but stays true to the Stagecoach Estates heritage. Jordan moved to spend \$42 to purchase the new logo. Brain Tiley second. All in favor. Motion carries. Jordan to purchase.
- b. 20:40 Ralph Brown moved to approve the 2020 budget as amended roads to \$14K, raise fire to \$3500, raise legal to \$4000. Leaves \$38,500 for road. Rosie Moore second. All in favor.

7. 8:42 Adjourn

We have amended drafts of our CCRs and Bylaws!

This means we:

- Can be in compliance with UCAA
- Have guidance for the many issues we currently face
- Move forward in a more unified way

Our current CCRs are more than 50 years old

Our current Bylaws are more than a decade old

Revisions have been attempted but failed due to reasons cited including: Too much power to board and too broad.

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Thank you Elke, Wim, Lucy.

There have been hundreds (if not thousands) of hours put in.  
Elke has headed this up as Chair of the Committee.

Elke's Highlights:

- These amended documents will bring us into compliance with the UCAA (please see the parts in italics within the documents).
- They also define the rights-of-way, parking and easements, which are causing litigation in our neighborhood.
- The document can grow with our neighborhood as we build more homes, both seasonal and full-time.

Thank you Wim for your countless hours of work!

Wim's Highlights:

- Fire prevention and readiness
- This inclusion enables us to ban open fire during high fire danger season

Thank you Lucy for taking this on as well as all your other duties as secretary!

### Lucy's Highlights:

- Bylaws: Shrink the size of the board and stagger the terms of the officers.
- CCRs: Provide teeth to uphold the rules in the covenants. |

## Cara's Highlights:

- Thank you to the board members who put in time to review!
- Table of Contents
- Clearly defines pets/livestock and rentals, and eases restrictions

Proposed Action Steps/Dates to Move Forward:

Immediately: Have our attorney review documents (priority to Bylaws)

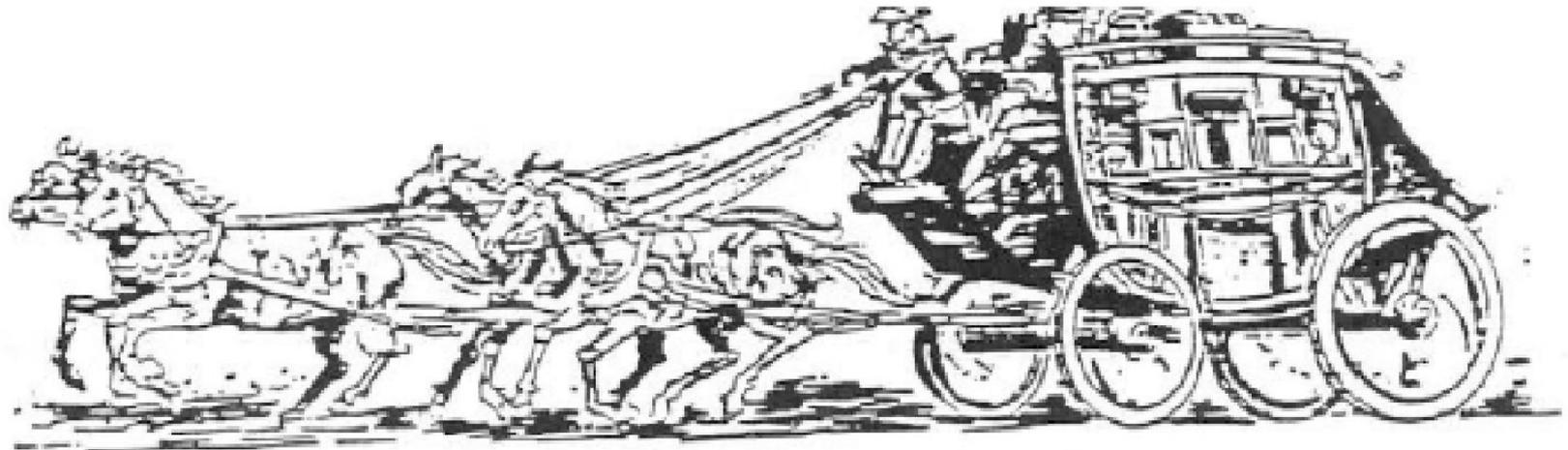
April 10: Final Bylaws and voting link emailed to membership

April 15: Special Meeting to propose Bylaws. Recording sent to lot owners, proxies for Bylaws vote DUE

April 19, 5 PM: Close voting for Bylaws

May 27: CCRs vote

Old logo: very poor quality image



**Stagecoach Estates Lot Owners Association**  
**PO Box 980936 · Park City, UT 84098**

Proposed logo: vector file = scalable. \$42 to purchase.



# SELOA Board Meeting

3/25/2021

## Bank Balances as of 02/26/21

4145	Operation Account;		62,712.00
	Carryover from 2020:	27,056.26	
8151	Savings Account:		11,048.54
9704	Reserve Account:		30,755.71
3642	Deposits Account:		37,456.58

# SELOA Board Meeting

3/25/2021

## Actual Expenditures to Date (03/25/21) Verses 2020 Budgeted Amounts

	<u>Budget</u>	<u>Actual</u>	<u>Remaining</u>
<b>Income:</b>			
Assesments - Annual Dues and Late Fees	80,250	81,750	(1,500)
Late Fees on Assesments	-	900	(900)
Fire Prevention Grant	500	1,560	(1,060)
BRR Winter Maintenance	4,500	5,000	(500)
Church Maintenance Contribution	2,800	2,800	-
Peak Radio Tower Rental	4,140	4,140	-
Gate Remote Income	-	325	(325)
Road Impact Fees from Construction Projects	-	10,281	(10,281)
Misc. Income	-	443	(443)
Total Income	92,190	107,199	(15,009)
<b>Expenses:</b>			
<b>Administration</b>			
Office	120	374	(254)
Miscellaneous	250	296	(46)
Website Upgrade	1,050	-	1,050
Rebuild Savings	2,000	-	2,000
Discussion Needed			

Liability Insurance	2,977	2,965	12
Total Admin	6,397	3,635	2,762
Electric Gates			
Electricity	620	631	(11)
Repair - On Going	1,000	-	1,000
Repair - Kimball Gate	7,000	3,490	3,510
Total Electric Gates	8,620	4,121	4,499
Legal Fees			
Legal Fees - On Going	3,000	7,565	(4,565)
Easement Legal Opinion	5,000	-	5,000
Total Legal Fees	8,000	7,565	435
Total Fire Prevention Projects	1,100	470	630
Road System			
BRR Annual Payment	27,000	27,000	-
Snow Removal - Gate Areas	5,000	5,000	-
BRR Winter Maintenance	4,500	4,642	(142)
Kimball Speed Bumps	1,000	-	1,000
Road Signage	500	836	(336)
Water Valve Extenders	4,000	-	4,000
Seed for Basin Re-Vegetation	500	-	500
Misc. Road Repair	2,000	131	1,869
Rotomill Spreading & Road Repair	23,500	24,894	(1,394)
Note Ed Byers 2019 Invoice for 11,400			
Total Road System	68,000	62,503	5,497
Total Expenses	92,117	78,294	13,823

# SELOA Board

## Draft Projected Budget Amounts 2021

	2021 <u>Budget</u>	
Income:		
Assesments - Annual Dues	80,250	
Carryover from 2020	13,000	
Late Fees on Assesments	525	
Fire Prevention Grant		
BRR Winter Maintenance	4,500	
Church Maintenance Contribution	2,800	
Peak Radio Tower Rental	4,140	* Is this still HOA \$\$
Gate Remote Income	250	
Road Impact Fees from Construction Projects	10,000	* Check with ACC
Misc. Income	250	
Additional Revenue Sources		
<b>Total Income</b>	<b>115,715</b>	
Expenses:		
Administration		
Office	500	
Miscellaneous	250	
Website Upgrade	1,050	
Rebuild Savings	5,000	
Liability Insurance	2,977	
<b>Total Admin</b>	<b>9,777</b>	
Electric Gates		
Electricity	600	
Repair - On Going	2,000	
Repair - Kimball Gate	6,000	
New Projects		
<b>Total Electric Gates</b>	<b>8,600</b>	

Legal Fees

Legal Fees - On Going	6,000
Easement Legal Opinion & Future Legal Issues	5,000
New Legal Issues	

Total Legal Fees 11,000

Total Fire Prevention Projects 2,000

Road System

BRR Annual Payment	27,000
Snow Removal - Gate Areas	5,000
BRR Winter Maintenance	4,500
Kimball Speed Bumps	1,000
Water Valve Extenders	4,000
Road Repair and Maintenance	42,500
Future Road Projects	
Total Road System	84,000

Total Expenses 115,377