

Regular SELOA Board of Directors Meeting Minutes APPROVED 1-25-2022

Tuesday Nov 16, 2021 6:00 pm.

Rm 133, Sheldon Richins Building, 1885 W Ute Boulevard, Park City and Via Zoom video conference.

1. 6:03 Call to order and roll In person: Roger Bitner president, Lucy Jordan secretary, Justin Bitner director, Rosie Moore director, Casey Brown director, Megan Robinson director. Virtual Steve Cuttita director, Naomi William Vice President, Ralph Brown treasurer. Others: in person Drew Jordan fire committee chair; virtual David Verhaag, Mike Garbett, Casey Marsh.
2. Secretary report – Lucy Jordan
 - a. Approval of minutes from Sept 23, 2021 board meeting. Rosie Moore moved to approve. Megan Robinson second. All in favor.
 - b. Business since last meeting.
 - i. Basin keypad rebuild done by lot owner Wim DeJager after the keypad was damaged. Nice job. No reimbursement requested.
 - ii. Water line break on Lower Cove on Oct 10 and poor condition of Mountain Regional Water's lines.
3. Treasurer report – Ralph Brown
 - i. See slides. Operating account down due to payment of BRR annual payment of \$27,540. \$5780 for winter plowing. Should be a good carry over for roads for next year. Rosie Moore asked about the status of our savings account and if we can put some of the carry over into it.
4. Committee Reports
 - a. ACC Report – Rosie Moore. Not a lot of activity recently. Denied start to construction after Nov 1. Approved three completions and will do another next week. Megan Robinson asked about the definition of an office vs a residence? Rosie Moore: mostly that a residence has a full bath and kitchen. Justin Bitner also noted that the distinction is a judgment call of the ACC and will change with ACC member changes.

- b. Fire Committee Report - Drew Jordan chair. See slides. \$84K invested in fire mitigation this year. Drew applied for and we met the criteria for the Firewise program. Lot owners can get a discount on your homeowners insurance because we are in the Firewise program. The gate at the SW end of North Church into the Preserve property is ready to go, but the adjacent lot owner that volunteered to do the work has not followed through. D Jordan suggested the Board follow through with the lot owner. Needs to be excavated and poured concrete. Roger Bitner asked about the gate on the northeast end of North Church. D Jordan: breakaway gates are in place and good to go. Rosie Moore: we talked about putting in reflectors that would follow the emergency exit route. Roger Bitner would like the Fire Committee to reiterate how wide the road should be for fire access: 20 ft wide and 13.5 ft high. Discussion about lot owner maintenance of rights of ways. Megan Robinson suggested we have an option that the HOA do it and send the lot owner the bill.
- c. Easement Committee Report - Lucy Jordan. We have met with lawyer and he gave us a letter opinion.
- d. Road committee - Casey Brown chair.
 - i. Engineering company has done much of the on-site survey but have not gotten to the report and have not solicited feedback from us. The landslide will be a separate evaluation. They can give us an estimate of how much that evaluation would cost.
 - ii. Roger Bitner: lot owners need to clean out their culverts. Should send a reminder email about fire hydrants and cleaning culverts.
 - iii. BRR rebuild: Roger Bitner reported that BRR will be taken down and rebuilt but not widened. Discussion about having one gate for all of the private HOAs that have access off BRR. The county road will be an 80 foot easement instead of 100

ft. Justin Bitner: we could maybe use some of the fill if it can be separated from the rotomill to widen roads.

5. Old Business

- a. Delivery shed from Glenwild - Rosie Moore. Prep work: On skids so doesn't need a foundation. Placement right behind the gate keypad. Should likely get in December. Jordan suggested putting concrete blocks on the ground.
- b. Concrete truck damage to Kimball Gate Aug 31 repair bills status. \$1250 billed Nov 10 to Geneva. Brian Tiley suggested Roger Bitner should call to urge Geneva to pay.
- c. LDS Church camp traffic pattern change progress to go up Kimball and down Basin - Megan thinks we can mitigate lost persons with better directions given to the Church. Megan Robinson will take ownership. Send instructions to the church liason in April.
- d. Cameras for gates : Steve Cuttita presented 2 options. ReoLink is powered by a solar panel and battery. Arlo is not solar powered. Both use LTE cellular and we would need a Verizon unlimited data plan at \$20 per month with additional cloud storage of the video. Both services have an SD card. We need 2 camera setups, one for each gate. Initial setup: \$209 for ReoLink and \$249 for Arlo Mobile. Then roughly \$30 per month operating per site. So \$60 per month and \$500 upfront for equipment. Rosie Moore shared a system that would have high quality \$5200 or \$3700 from a contact she has and will send to Steve.
- e. Bylaws amendment and Rules and Regulations documents comments on draft version recently received from Lieberman attorney.
 - i. Mike Garbet: This is the set of rules under which the HOA needs to operate. Keep it simple. The Utah law governs everything from a luxury condominium to a rural subdivision and the law is a hodgepodge so we shouldn't put everything in our bylaws that is in the law. The version from the lawyer is in good shape.

We just need to look at it keeping in mind to make it a document that is best for a subdivision with 110 (sic) lots from top to bottom.

- ii. Justin Bitner: the new version should not be compared to old ones. Megan Robinson, Rosie Moore: do we want to bring aspects from 2010 and 2021 into this?
- iii. Lucy comments: The version just received from the lawyer is very different from 2010 or 2021 bylaws: 7 directors instead of 9, 2 year terms instead of 3, 3 directors must be primary residents, etc.
- iv. Next steps: make sure we are all operating with the same document. Board members read and make comments. Have an executive work session in which no action can be taken. Rosie Moore: if we make comments and have a work session can we get this done by annual meeting?
- v. Rules document draft has a few things that need updating: governing documents, fire language, 1-year time limit on building completion, language about signs should be put back in.
- vi. Board to redline each document. Meet for a work session on Dec 2 6 pm at Rosie's house. Working meeting to review and discuss bylaws.
- vii. Motion to create Rules and Bylaws committee composed of board members and Mike Garbett. Rosie Moore second. All in favor except Ralph Brown who was no longer in attendance.

6. New Business

- a. February election. Reserve room and notify. Need candidates for Secretary, Road Committee/Director and ACC Chair/Director..

7. 7:37 Open time for member comment required by Utah Community Act. No comments.

8. 7:40 Adjourn

SELOA Board Meeting

11/16/2021

Actual Expenditures to Date (11/14/21) Verses 2021 Budgeted Amounts

	<u>Budget</u>	<u>Actual</u>	<u>Remaining</u>
Income:			
Assesments - Annual Dues and Late Fees	80,250	80,250	-
Late Fees on Assesments	525	75	450
Carryover from 2020	18,905	18,905	-
BRR Winter Maintenance	4,500	-	4,500
Church Maintenance Contribution	2,800	2,800	-
Peak Radio Tower Rental	4,140	3,105	1,035
Gate Remote Income	250	75	175
Road Impact Fees from Construction Projects	14,000	15,417	(1,417)
Misc. Income	250	6	244
Total Income	125,620	120,633	4,987
Expenses:			
Administration			
Office	600	554	46
Miscellaneous	250	35	215
Scan Historical Records	1,200	-	1,200
Rebuild Savings	5,000	-	5,000
Liability Insurance	4,094	4,394	(300)
Total Admin	11,144	4,983	6,161
Electric Gates			
Electricity	600	316	284
Gate Remotes	-	408	(408)
Repair - On Going	2,000	750	1,250
Repair - Kimball Gate	6,000	7,526	(1,526)
Total Electric Gates	8,600	9,000	(400)
Legal Fees			
Legal Fees - On Going	6,000	4,373	1,627
Easement Legal Opinion	9,000	4,730	4,270
Total Legal Fees	15,000	9,103	5,897
Total Fire Prevention Projects	3,500	-	3,500
Road System			
BRR Annual Payment	27,000	27,540	(540)
Snow Removal - Gate Areas	5,000	-	5,000
BRR Winter Maintenance	4,500	5,780	(1,280)
Water Valve Extenders	4,000	7,930	(3,930)
Road Repair and Maintenance	46,750	2,524	44,226
Total Road System	87,250	43,774	43,476
Total Expenses	125,494	66,860	58,634

SELOA Board Meeting

11/16/2021

Bank Balances as of 11/15/21

4145	Operation Account;	54,817.90
8151	Savings Account:	11,050.75
9704	Reserve Account:	30,762.61
3642	Deposits Account:	39,175.58



SELOA board meeting 11-16-21

Richins building and via Zoom

Treasurer's Report

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FIREWISE USA[®]

RESIDENTS REDUCING WILDFIRE RISKS

SELOA 2021 Volunteer Hours

Lot 5:	71
Lot 47:	162
Lot 49:	122
Lot 106:	422
Lot 117:	63
Lot 118:	480
Total:	1,320

SELOA 2021 Fire Mitigation Investment

\$84,097
Volunteer Hours (NFPA Valuation)
\$35,904
Lot owner monetary Investments
\$48,193

2021

NATIONAL FIREWISE USA® PROGRAM
CERTIFICATE
OF RECOGNITION

The National Fire Protection Association acknowledges that

Stagecoach Estates Lot Owners Association

located in Park City, UT

has successfully completed the Firewise USA® program's annual requirements for 2021
and is a participating site in good standing throughout the 2022 calendar year.


James T. Pauley, President, NFPA



FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

November 15, 2021

Date Issued