

Regular SELOA Board of Directors Meeting Minutes

Tuesday Jan 25, 2022 6:00 pm. - Approved March 3 2022

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

1. 18:06 Call to order. Attendance: in person Pres Roger Bitner, Sec Lucy Jordan, Directors Justin Bitner, Casey Brown, Rosie Moore. Remote Treas Ralph Brown, VP Naomi Williams, Dir Megan Robinson, Dir Steve Cuttita. Also in person Kathy Borden ACC chair and Mike Garbett Bylaws and Rules Committee chair. Briana Allred joined later.
2. Secretary report – Lucy Jordan
 - a. Approval of minutes from Nov 16, 2021 board meeting. Rosie moved, Justin second, all in favor.
 - b. Actions since last meeting: (1) April 2021 bylaws sent to Summit and Morgan Co Recorders, (2) two working sessions to adjust lawyer version of bylaws to SELOA needs, (3) road committee meeting.
3. Treasurer report – Ralph Brown
 - a. Reviewed bank balances and final 2021 budget vs actual. No big differences. See financials.
 - b. Draft 2022 budget
 - i. Jordan requested to hold over \$1200 allocated in 2021 for digitizing and archiving secretary (and treasurer?) files. Secretary job with all the bylaws, CC&Rs, and rules was too time consuming to get it done in 2021. Volunteer to do it after the new secretary is elected.
 - ii. Drew Jordan fire committee chair requests that the \$1250 not spent out of the 2021 fire budget be held over and added to 2022 budget amount (\$3500) so that we could hire a crew to address the road easements identified by Summit Co fire warden as most in need of fuels reduction work. Roger does not want to

leave lot owners off the hook. Justin: needs to be more education. Naomi moved to increase budget fire to \$4750. Rosie second, all in favor. Motion carries.

iii. Lucy Jordan and Rosie Moore asked to budget some money to tow the new delivery shed and pay Ed Byer to move it around. Some discussion on where exactly it should be placed. Roger Bitner said we just put it outside the gate since it is on skids and can be moved.

iv. Legal easement opinion budget. Lucy Jordan said we already paid for that last year so do we need it in this year's budget? Justin Bitner: Yes, leave in so we have funds for going to court if needed. Jordan: then let's not call it an opinion on the budget.

v. Do we need a line item for cameras? Discuss higher dollar ones vs the ones Steve has looked into so far.

c. Lot 93. Kent Holiday in response to Ralph's invoice for 2021 dues again offered to pay for road maintenance. If we don't resolve this, Holiday is going to sue us. Ralph: would this set a precedent for other lots to leave the HOA? Perhaps but lot 93 is different from other lots that were platted as part of SELOA. Q: do we negotiate a settlement with him or kick the can down the road? Topic for executive session.

4. 6:20 Committee Reports

a. Road committee - Casey Brown chair.

i. Road evaluation report from PEPG engineering firm. Casey, Ralph, and James Stevenson met with PEPG and Morgan Pavement. Core samples, evaluated all the roads. Menu of options:

1. Keep existing surface, add 1 inch of gravel, then hot mixed asphalt (HMA).
2. Rap base course (rotomill) add 3 inches HMA

3. 2.5 inches HMA cap where the existing road surface is good. More of a bandaid.
 4. Cheapest option double chip seal surface (not as much binder as HMA). \$350,000 for whole HOA.
 5. Most expensive: pulverize, add cement, then HMA. \$2.5 million.
- ii. BRR rotomill is still on the table
 - iii. Justin Bitner: If we propose \$2.5 million we are going to be laughed out of the room. Lots of building going on so probably don't want to resurface everything in fancy form.
 - iv. Casey: a special assessment could be a lot of money and would be unpopular. PEPG evaluated that the rotomill base is good enough to build on.
 - v. Rosie Moore: wider and better roads make for higher speeds, which we already have a problem with.
- b. 19:00 ACC report - Kathy Borden chair see slides
 - i. Still having contractor issues not obeying the winter moratorium on trailers and heavy trucks. Many slide-offs and getting stuck.
 - ii. Committee is re-writing the ACC Guidance Rules document. Add a checklist. Address impact fees based on square footage and distance from the gates. Color chart of what we don't want.
 - iii. 13 active projects. See slides.
 - iv. Within 2-3 years we are going to hit >50% full time residents.
5. 19:15 Old Business
 - a. Bylaws amendment and Rules and Regulations documents - Mike Garbett committee chair

- i. Are there any board members that have not read the document from front to back? What is everyone's opinion? Everyone in the room gave a thumbs up. Naomi Steve and Ralph all thumbs up to bylaws after the work session changes. Ralph has a problem with the Rules. Mike Garbett led us through page by page and we discussed new parts that we had not discussed as a board before. 1.3 is the language about these bylaws applying to lots that we have legal agreement with, referring to lots 93 and 99, that was taken from the 2021 bylaws OK? 1.4 Designee. When to make dues due and annual lot owners meeting. 7.1 term limits and consecutive terms. 7.1 number of board members: Justin thinks going to 7 directors is too big of a step right now and we should stick with 9. Ralph and Casey and Steve agree. Rosie pointed out that bigger boards get sloppy and people don't contribute, and Vote on number of 9: Justin, Naomi, Ralph, and Casey vote for 9, Lucy, Roger, Rosie, Steve vote for 7. Megan? Not a deal breaker. Leave at 7. 7.3 Voting after the meeting helps to get voter participation. There are a few minor questions we still want to run by the attorney, i.e. is
 - ii. Justin Bitner moved the changes we discussed tonight be made, we send to the attorney for review one more time, and we get it to the lot owners for vote at the annual meeting. Rosie second. All in favor, none opposed. Unanimous support for the bylaws. If the attorney has substantial changes we will need a board vote via email but if the changes are minor we don't.
- b. Rules: Casey suggests we need more time before these are presented to members. Kathy and Rosie pointed out that the ACC has a really hard time getting people to abide by the ACC rules because there are no consequences. Lucy Jordan: we need to get this through the membership and having a huge fine like \$10,000 is going to be a deal breaker. Let's go on the attorney's recommendation of getting something basic and simple in place.

Kathy Borden suggested \$3000. Ralph said we should start low since this is a per day. Jordan does not like a tiered fine structure because the definitions are too nebulous. Briana Allred via Zoom is building this year and pointed out that it is very difficult to control your contractors. Ralph thinks we shouldn't be in the business of bankrupting lot owners with a \$10,000 per day fine. Justin suggests changing it to per violation instead of per day. Mike Garbett pointed out that there is a procedure of notification that has to be followed. Roger wants to remove the no camping rule because Stagecoach was formulated as a summer cabin.

6. 8:20 Adjourn