

SELOA Board Meeting Minutes: May 10, 2018

Location: Summit County Library, Kimball Junction Branch
1885 West Ute Boulevard
Park City, UT 84098

Board Member Attendees: Brian Bitner, Jackie Pender, Steve Hall, Scott McClellan, Nicole Knotts, Julie Auerbach (by proxy for Gary Auerbach)

Minutes taken by Nicole Knotts, Director

Call to order: 6PM

Steve Hall (treasurer):

Financial Review. Steve reviewed the Balance Sheet and discussed briefly the few overdue bills from Lot Owners.

Brian Bitner (president):

Discussed current situation/resolution with Lot #78. Lot owners claim that SELOA is responsible for bringing water to their lot. However, Dansie (SELOA attorney) met with and reviewed several documents from Mountain Regional Water and determined that Mountain Regional is responsible for providing water access to Lot #78. This issue was brought to the attention of the Board last year; however, Mountain Regional was reluctant to communicate and provide necessary documents to verify responsible party. Attorney had to use GRAMA clause in order for Mountain Regional to provide the necessary documents. Attorney's fees for this issue were discussed, as SELOA was billed \$2400.00 for this situation. Back and forth discussion between all Board members on who should be responsible for this bill. Settled on billing the Lot #78 owners for the attorney's fees since this turned out to be the specific lot owner's issue, not the SELOA.

Brian Bitner (president):

Discussed the Bitner Ranch Road agreement (BRR) and our right to audit the books for BRR. Jack Smith, Lot#91, has audited the BRR finances in the past. Jack, by trade, is a forensic accountant. Board agreed to ask Jack Smith to continue to audit BRR finances. Steve Hall stated he would contact Jack.

Jackie Pender (vice president):

Discussed the lots that had plans for new builds or that were for sale this coming season. For sale lots: Lot #14, #38, #78, #24, #26, #27, #67, #22, #4, #72, and possibly #46.

Jackie Pender/Brian Bitner (vice president/president):

Discussed the Architectural Committee make up. With Peter Behn leaving and the increased building in Stagecoach there is a need to add additional people to this committee. Discussed asking Lot #61 (Gonzales) and Lot #9 (Skrypek).

Brian Bitner (president):

Discussed email that was sent by Lot #30 (Bill Bishop) to Brian Bitner. Owner states that Basin Canyon Gate is on his property and he would like to explore possibility of moving gate. Brian stated that he did respond to lot owner with the following statements:

1. Gate is actually on the road easement which is for use by all Stagecoach users.
2. Summit County passed an ordinance disallowing any new gates to be erected in communities. Repairs are authorized to existing gates; however, per Summit County, moving the gate would be considered a new build and would not be allowed.

Brian Bitner (president):

Discussed the formation of a Compliance Committee. Brian stated that it would be a good idea to have a few SELOA Board members be the 'go to' people for compliance issues or questions regarding CC&Rs and bylaws. So that any SELOA owner can ask the Compliance Committee for specific questions. Scott McClellan and Nicole Knotts volunteered to become members of the Compliance Committee. Also, possibly Gary Auerbach - will determine when Gary is back in town.

Jackie Pender (vice president):

Asked whether the website had the proposed CC&Rs on website. Nicole Knotts stated was not sure. However, if proposed CC&Rs were not on website, would publish to website within the week.

Brian Bitner (president):

Discussed that weed spraying for thistle would take place again this year. Brian Tiley has stated that he would continue this task for SELOA this year.

Jackie Pender (vice president):

Discussed the current open Director spot on the SELOA Board. Since Steve Hall was voted during general meeting for the Treasurer position, his Director spot is now open. There is one year left on this term. Per the bylaws, the SELOA Board can assign any willing SELOA member to position. Jackie formally proposed asking the next person in line who ran for the open director positions at the general meeting to take this open spot. Essentially, asking the 4th runner up for the Director position that was voted at the general meeting in April. Nicole Knotts seconded the motion. Motion Passed.

Nicole Knotts (director):

Discussed briefly overview of 2 possible projects for SELOA.

1. Moving the 3 existing dumpsters from view of the main entrance and building a structure to enclose the dumpsters. Discussed the possibility of moving all 3 dumpsters to the east side of the area where they currently sit, directly across from the gate. Provided 2 quotes for construction (via email) to SELOA Board for review and discussion to see, at a much later date, if we have funds available and if this is something the SELOA Board would like to pursue.
2. Also discussed the collaboration with a Board member of The Preserve the possibility of building a mailbox structure for both developments (and possibly Goshawk Ranch as well) between the 2 developments. Project is in exploratory phase currently, Nicole is in discussions with the Post Master of Park City to see what the requirements for mail delivery and building the mailbox structures will be, per the Post Office regulations. Nicole will continue to explore this opportunity and keep the SELOA Board posted of progress.

Jackie Pender (vice president)

Discussed the issue with the revision of the CC&Rs. Stated that only 3 people responded to Jackie's last email (after general election) asking for feedback on how to improve the CC&R so that most members can get behind the revised CC&Rs. It was mentioned that maybe sending out a Survey Monkey to all members asking for direct feedback would yield better responses than an open ended email.

Mentioned that the responses should be anonymous. Discussed that once Jackie meets with Lucy (secretary) they could formulate a survey monkey and send out to members.

Steve Hall (treasurer):

Queried whether or not we would be able to use, in the future, an application like docusign in addition to the email option for SELOA Voting.

All Board Members present:

Recapped what was discussed.

End of Meeting.

Conference room was then turned over to the newly expanded Road Committee - Casey Brown, Dan Harris, and Bertha Harris in attendance. Notes were not taken for this meeting.

Casey Brown stated she would get a list of Road Committee members to Nicole Knotts. Nicole asked if it was ok to publish list of contacts on website, as other committees are listed.

Some members (contacted later by Nicole Knotts) stated they did not want their contact information published or available for public view.

Road Committee Members

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