

Minutes of the SELOA regular board of directors meeting

Tues, June 25, 2019, 6-8 pm, rm. 301 of the Park City Library, 1255 Park Ave, Park City, UT

Approved 8-22-2019

18:07 Call to order by President Brian Bitner

All board members present: Pres Brian Bitner, VP Jackie Pender, Treasurer Steve Hall, Secretary Lucy Jordan, directors Gary Auerbach, Scott McClellan, Mike Gonzales, Brian Tiley, Casey Brown, Steve Cuttita, Roger Bitner

OFFICER AND COMMITTEE REPORTS

Approve minutes from March 26, 2019 regular board meeting. Jordan paraphrased the minutes. Pender made a motion to approve, Auerbach second, all in favor, motion carried.

Treasurer's report by Steve Hall (see attached report)

Income: Annual dues have been collected from all but 4 lots. Peak radio tower rental income has been received on time. The LDS Church has been billed for their contribution to our road work and is expected to be received sometime this summer.

Expenses: Of our \$73,500 budget, \$37,000 is earmarked for roads. \$12K for Basin. \$7K spent year to date on engineering, permit, and legal fees negotiating with owners of lot 37 to remedy Basin Canyon road widening. There will be a \$3000-\$3500 bill coming from Ed Byer for spreading 90-120 loads of rotomil. Worked on the section from the Y to gates and laid 42 loads on Basin. (\$75/hr for Ed's skid steer.)

Other annual expenses, insurance and Bitner Ranch Road payment, have been paid.

Architectural Control Committee report by Mike Gonzales.

Lot 65 working on plans and building. Lot 15 has had their on-site meeting. Lot 30 construction has stalled.

Road committee report by Casey Brown because Chip Garner had to leave.

Road committee met at 5 pm today and were working with the understanding that they had a \$20 K budget. \$3700 spent on spreading already. Will get more rotomill 30-40 loads on Friday to finish off Kimball and Basin. Brian Bitner says we could get another 250 loads if we want. It costs \$50 per load to haul but the material is free. \$120/hr for a 10-yard dump truck and grader to spread. \$10K for a load of oil and chips to go about 1 mile. Lower Cove is in bad shape. Road committee will come up with list of priority spots before Friday. Roger points out that most of our roads are 15-17 feet wide but if the PC Fire Dept wants 20 feet then perhaps we should be widening. Basin Canyon Rd below Auerbach's lot is bad. The Basin area could use 10 to 15 loads. B Bitner estimates it might take 3 hours for a roller to roll that area. Potholes are hard to repair because of the quality of rotomil.

OLD BUSINESS

1. Fire hydrants - who is responsible to keep cleared? Bitner talked to Mountain Regional and they said they are not responsible. Gonzales did some research and found that if we signed off as being a Special Service District, then we are responsible. Gonzales will talk to Marty Ghee at MRW.
2. Basin Road widening/lot 37 update. Brian Bitner talked to attorney Daniel Dansie briefly before meeting and there is still very limited communication with lot 37 owners. We have applied for a grading permit to remove the fill. Lot 37 owners have changed their minds on what they want done. Engineering has been expensive to propose multiple options. At the County's request, we have posted a performance bond (cost to LOA \$300) that is good for one year. The purpose of this bond is insurance that if we don't perform the work to the County's satisfaction, the bond will pay for the County to do it. Ed Beyer thinks he can remove the fill for about \$7000. Auerbach asked about filing an insurance claim to cover all the costs of this issue. Bitner did not know if it was possible. Some discussion about moving the road to the platted location but water and power lines are in the current road and moving them is cost prohibitive.
3. Easement legal opinion investigation update by Scott McClellan. No change since last regular meeting. Have talked with 3 attorneys and B Bitner wants to make sure the attorneys are skilled in these matters. Will cost \$2-\$3K to get the legal opinion. There is a consensus among board members to do only repair and maintenance on rotomil areas this year with our limited budget so the question of widening is not urgent until next year and we don't have the budget to hire the lawyers this year.
4. Results of lot owner feedback survey by Pender. Discussion on results (see attached summary of survey results). Regarding parking solutions, an idea was proposed to purchase an easement from lot 30 where the Basin gate is that we could officially designate as parking. Pender notes we are stuck at about a 50-50 split of those that vote on approving the new covenants. Discussion on how to get more people to read and vote. McClellan proposed raising dues to get lot owners attention. Most in agreement we need to raise. Pointed out that printing and signing a piece of paper is too difficult for some and we need to have a digital signing option like Docusign.

NEW BUSINESS

1. Church camp traffic is being routed on Kimball Canyon Rd and North Church Rd in 2019. B Bitner said that there are directional signs at the Y and the top of N Church. The camp is booked out by church groups. The church leadership is trying to train the chaperones and leaders to go on the Kimball side. It won't work to just change their route often because people get trained on where to go. We need to keep consistency.
2. Weed spraying: Brian Tiley is done for now and will do another in July. Last year we used Weedmaster (kills the plant) and Milestone (safer for wildlife and suppresses future weeds). This combination was very effective and is the reason that weed spraying only took 2 days this year instead of a week like last year. **Jordan to send names of chemicals to homeowners so they may do the same treatment on their properties.**
3. Fire preparedness

- a. Work day/fire preparedness day June 15 report (Pender). Cut back brush and trees on N Church heading northeast from the intersection with Kimball for about ½ mile. Then we went to the Kimball gate and had lunch while local emergency and fire officials spoke to us. We visited lot 4 and lot 11 where two fire officials trained us on how to harden our houses to prevent ground fire and embers from igniting our structures. Pender ordered 50 full color posters we can provide to owners. Stagecoach likely last burned in the 1960s. Focus needs to be on formulating an evacuation plan and sharing the knowledge we learned with our lot owners.
 - b. New Community Wildfire Preparedness Plan (CWPP) progress by Pender. Drew Jordan and Pender are working on the plan. Need to talk to lot owners and neighboring communities to get evacuation route.
 - c. Reminder to log hours and expenses for Firewise Program. **Jordan to send out a link for Google form.**
4. Lot owner concerns received by the secretary via email.
- a. Suggestion email from Nancy Garbett regarding parking and real estate signs at the Kimball gate. **Tiley to investigate abandoned snowmobiles left at the Kimball gate area since this winter with Sheriff.** The work day people took down the real estate signs. Some were moved to the lots. **We should add to our website that there should be no real estate signs anywhere.**
 - b. Group use by non-residents. This item pertains to complaints from 3 lot owners about large groups of non-residents having retreat weekends on two separate occasions during winter 2018-19. Tiley requested we get parking tags for owners that we hang in our vehicles and we can give to friends if they will be parked on stagecoach roads.
 - c. Suggestion email from Dan Ibach regarding funding for roads. This item was not discussed at the meeting but Mr. Ibach's email was answered by Brian Tiley directly and CCed to the board.
5. Road plans for 2019
- a. Road committee will formulate priority areas this week.
 - b. Rotomil has been delivered and is being spread.
 - c. Roger Bitner lot 74 is across from Justin Bitner lot 66. Roger wants to take fill from Justin's build project to fill the dip in Lower Cove and widen it. Board says Roger would need to get a grading permit from Summit County and get permission in writing from lot 63. Hall pointed out that
 - d. Culvert clogging on lot 13. Lot 13 had a pile of dirt stacked at the bottom of their driveway on top of a snow pile that was sitting on the culvert opening that feeds across the road into the ravine between Kimball and the driveway for Lot 19/20/21. On April 25, the dirt clogged the main culvert once the snow melted so water was running across driveway for lot 11 and across the road. The dirty water running from above blocked lot 11 culvert and the culvert below lot 11 on curve, which then ran water down by lot 9 drive. Luckily Ed was home so he was nice enough to come up with the excavator and dig out lot 13 which got water

going through the large pipe. Then he dug out lot 11. It was pretty late and dark so he was back the next morning to dig out the culvert below (by fire hydrant). Also a chunk of the bank slid off lot 13 onto Kimball into the ditch so Ed was going to have to clear that too. Ed was instructed to bill the association his hours so we can put in against the lot 13 refundable road deposit for their lot work. Estimate at least 6 hours. We likely need to add some rotomill to spots that got washed.

6. 2019 budget allocation based on road needs and feedback from survey: Road improvement? Legal opinion on easements? Gate counters or traffic counters? Mail delivery boxes? Consensus was to use money for road improvement repair.
7. Concrete at intersection of Kimball and Lower Cove. Lot owner Jeremy Peterson expressed interest in taking some of it. **Jordan to contact him and see if he will take within the next month.** Otherwise we try to sell it or get rid of it.

Discussed changing the regular BOD meeting dates to accommodate new board members. The 4th Thursday of every other month. **Jordan will try to get a meeting room for Aug 22.**

Adjourn 20:05