

2023 SELOA Annual Lot Owners Meeting Minutes

Saturday March 25, 2023 at 2:30 to 4:30 PM

In-person and online via Zoom

Community Room of the Park City Library

1. Call to order by the Secretary
2. Quorum established. Board members present in person: President Roger Bitner, Secretary Drew Jordan, Director Kathy Borden, Casey Marsh. Board members online: Megan Robinson, Naomi Williams. Rosie Moore and Brian Tiley not in attendance. Lot owners representing 4 lots in person and 22 online in attendance. Lot owner Gavin Manes helping out with the IT portion of the meeting.
3. Approval of 2022 Annual Meeting Minutes
4. Executive Summary of 2022
 - a. Hired an HOA property management company – Sea to Ski.
 - b. The bylaws approved at the last annual meeting have been recorded in Summit and Morgan counties. They are also posted on the website.
 - c. The revised Rules and Fines were not approved. Thank you to all the committee members and volunteers who worked on this project.
 - d. Unexpected board turn over. Drew Jordan and Casey Marsh filled two of the empty board positions but the treasurer position has been vacant.
 - e. Legal accounted for 10% of the budget from last year due to the volume of lot owner issues. The board hopes that in the upcoming year there will be less lot owner issues and lower legal costs for the association.
 - f. Gate cameras have been installed at both Kimball and Basin gate. Mark Deneau has volunteered to be the Kimball gate volunteer.
 - g. 2022 road work summary:
 - i. 2022 budget underspent because of Board turnover in mid-summer and then construction contractors already booked for season. Most of the road budget rolled over to this year.
 - ii. Lower Cove repair work with homeowner \$ input, Lower Kimball pothole filling and patches, Upper Kimball test patch, Kimball shoulder repair
 - h. Weeds were sprayed once
5. Fire Preparedness Committee 2022 report: Fire mitigation volunteers put in 254 hours for the benefit of all lot owners on SELOA roads and 432 hours on individual lots. Most of the volunteers were on Basin Canyon Road and North Church Road.
6. The ACC Committee produced a draft of revised ACC rules in 2022. We still have issues with contractors taking trucks and trailers up without ACC approval on winter roads. Please remember to contact the ACC for Final Inspection upon completion of your build.
7. Financials
 - a. Lot owners Caleb and Heidi Fisher have stepped in to look at the 2022 financials and help the

board come up with a 2023 budget. Reviewed the 2022 Balance Sheet, Assets, Liabilities and Equity.

8. Bitner Ranch Road payment increases. There was an explanation of increased payments required to Bitner Ranch Road Association for 2023 and going forward.
9. 2023 Budget presented by Caleb Fisher.

\$108,000	Annual Dues (\$1000/lot)
\$8,612	BRR Winter Maintenance
\$2800	Church Maintenance Contribution
\$300	Gate Remotes
\$0-\$10,000	Impact Fees from Construction
\$45	Interest
\$2070	Peak Radio Tower Lease (6 mo. lease)
\$131,827	Total Income

\$4,425	Administration (Fees, Mtgs, Insurance, etc.)
\$26,116	Legal & Property Mgmt
\$1500	Fire (temporarily reduced in 2023 for road focus)
\$500	Garbage
\$4200	Gates
\$32,775	BRR - Annual maintenance (increased \$5235)
\$11,000	Stagecoach snow removal
\$8,612	BRR - Winter maintenance
\$2750	Weed Spraying
\$115,000	Road Maintenance / Repair
\$206,878	Total Expense

Proposed Net Income (Loss) for 2023

Income \$131,827

Expense \$206,878

Net Income (Loss) 2023 (\$75,051) loss funded by 2022 equity of \$105,132

- a. Lengthy discussion of increasing annual dues plus assessing a special assessment to cover the BRR payment increase. Took a straw poll of members at the meeting asking what dollar amount members would suggest for dues increase. Dues increases and assessments must be voted on by the membership and would go out on the ballot with election.
 - b. Drew Jordan moved to add to the ballot an annual dues increase for 2024 of \$100. Casey Marsh second. All board members in favor. Drew Jordan moved to add to the ballot a special assessment for roads of \$100 to cover the 2023 increase in BRR payment with the rest going to the road budget. Casey Marsh second. All board members in favor. The proposed dues increase and special assessment will be sent to owners for a vote.
 - c. Fred Truillo lot 50 raised a question of how much of the \$93000 that was budgeted to roads in 2022 was spent last year and how much of that is going to the 2023 budget. Heated discussion. Board explained that we did not have a treasurer to work with Sea to Ski so a task for the next treasurer will be to do the due diligence to tally that number.
 - d. The Weed Control Committee. Lucy Jordan is the noxious weed committee. There will be two applications this year, one in late May and one around July 4. The membership will be notified before treatments. Roger Bitner recommends that all lot owners spray around the culverts to keep drainage flowing.
10. The Fire Preparedness Committee reviewed their 2023 plans. Signage to match Tollgate. Neighboring Tollgate spends \$65K as an HOA whereas we spend a few thousand, equal to \$13.89 per lot on fire mitigation. CWPP needs to be updated. We are in the Firewise Program.

11. SELOA Roads and Gates Committee reviewed the 2023 road plan priorities.
 - a. Roadway slide on Lower Cove Road above lot #22
 - b. Basin Canyon Road from "Y" to Lot #2
 - c. Hailes Loop Road gravel intervention to maintain MRW access.
 - d. PRIORITY REPAIRS FOR 2023:
 - e. Roadway slide on Lower Cove Road above Lot #22
 - f. Basin Canyon Road from "Y" to Lot #2
 - g. Hailes Loop Road gravel intervention to maintain MRW access - (Possible cost-savings to crush concrete at LCR/KCR for Hailes Loop base amendment)
 - h. Propose purchase pallets of community quick patch asphalt for temp. patches
 - i. Roger Bitner individual lot owners will have to step up to widen and cut back vegetation on your own lot.
12. Committee Member Appointments:
 - a. Board appoint to the Road Committee Erica Cuttitta Heidi Fisher, Lora Smith, Graham Anthony, Brian Bitner, and Kathy Borden moved to accept the preceding members to the Road Committee. Roger second. All in favor.
 - b. ACC committee: need a new chair. No volunteers.
 - c. Drew Jordan moved to formally appoint Wim de Jager and Donna Tiley who have been helping on the fire committee. All in favor.
13. Election
 - a. A review of the explanation of voting procedures was reviewed. The ballot will be sent out via ElectionBuddy electronically from SELOAelections@gmail.com. The voting will be open for 1 week once the ballot is emailed. New board members will be sworn in at 1st board meeting.
14. 2023 board Positions Open – 2 Years Terms unless noted
 - a. President, Treasurer, Vice President (1 Year), Director, Director, Director, Director (1 year)
 - b. Nominations closed for board positions
15. Owner Comments.
 - a. Erica Cuttitta thanked all the outgoing and current board members for all their efforts.
 - b. Snow plow payment discussion. In the budget is \$8000 for snow removal, which includes \$5000 that we have been paying to the Kimball Snowplow co-op for many years and a new amount of \$3000 toward the Basin Snowplow co-op. This is for snow removal from the Y to the gates. Basin is the access for Mountain Regional Water to service the water tanks and Rocky Mountain Power.
 - c. Roger Bitner noted that someone on the new board needs to communicate with Roger Mickleson of Peak Wireless that he still needs to pay until the tower comes down.
16. Roger Bitner moved to adjourn. Drew Jordan second. All approved.