



Board Meeting Minutes

January 14, 2019, 6:00 p.m.

Jess Reid Building, Christie's International Real Estate Suite, 750 Kearns Blvd.

Attendees:

Board of Trustees: Edy McConnell, Elena Gladson, Deb Hartley, Joan Benson, Christopher Kautz, Hunt Williams

Model HOA: Allyson Dickey, Ryan Dickey

Owners: Keith Lund, Brian Mehregan, Paula Robertshaw, Ed Robertshaw, Richard Callahan, Michael Gladson, Bill Noland, Russ Paskoski, Chris Bachman

1) Call to Order, Quorum Verification, Meeting Procedures: The meeting was called to order at 6 p.m. with quorum verified.

- Edy made a motion to move agenda item 8a "Discuss Board vision for open space parcel 1C" and "Master's Report" after item 2 "Owner's Open Forum". Joan seconded. The Board unanimously approved the motion.
- Hunt asked if we will be discussing the status of the CC&R Re-write voting in this meeting.

2) Owner Open Forum:

- Brian Mehregan: Discussed the changes to the pink bus route and asked if the Board or Masters had any information on the changes. Ed responded there is an informal e-mail thread with Masters and that he would connect Brian with Masters.
- Richard Callahan: Discussed concerns that electronic voting on the CC&Rs is not permitted under the current CC&Rs. Richard discussed the lease restrictions in the new CC&Rs changing to one year. The Board commented that it does not believe the lease term has changed from current documents to the proposed draft document.
- Russ Paskoski: Discussed the November 19th Board meeting and subsequent communications from the President. Hunt discussed the Board endorsement vote taken at the December 1st meeting and dissemination of the list of owner's who haven't voted. Some Board members confirmed that they received an e-mail from Paul with information of who hasn't voted.
- Chris Bachman: Discussed the list of owners who haven't voted and who has access to this list. Chris asked if he can get access to the list of who hasn't voted. The Board encouraged Chris to ask this question at the upcoming Q&A session.

3) Old Business - Discuss Board vision for Open Space Parcel 1C:

- The issue of the 1C parcel was raised by Brian Mehregan to a previous Board.
- Owners in attendance discussed the aesthetics of the open space.
- Michael Gladson asked a previous Board who owned the property and after multiple legal opinions, it was deemed the SSSFHOA owns the parcel.
- Bill Noland discussed the easements to this parcel required for maintenance of the waterway.
- An owner discussed that if the Board then wishes to transfer this parcel, it would require a vote of the membership under the CC&Rs.

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- Ed Robertshaw requests to either transfer the parcel to the adjacent owners if they want to maintain it or for the HOA to maintain it.
- Brian discussed his preference for keeping it as open space.
- The Board discussed expenses that will be incurred to proceed forward (legal, engineering, surveying).
- A motion was made to establish an Open Space Parcel Committee. The motion was seconded and passed unanimously. Elena abstained due to conflict of interest. Hunt and Edy volunteered to serve on the committee.
- *Action Item:* The new committee will determine the next steps to legally obtain title to the 1C parcel.
- Ed requested for these Committee meetings to be held in accordance with the meeting notice standards in the Non-Profit Act.
- A motion was made to maintain the status quo of how the parcel is being maintained. The motion was seconded and passed unanimously.

4) Master's Report: Ed provided an update on the Master's meeting from last week including:

- Changing bank accounts to Mountain America Credit Union
- Election of officers: Nancy Sherman as President, Ed as Vice President, and Phil Tisovec as Treasurer/Secretary
- Meetings will now be held every other month on odd number months. There will be a training session in February for the Masters officers and open to officers of SSSFHOA as well. *Action Item:* Ed to send details to the Board.

5) Approval of Meeting Minutes:

- A motion was made to approve the 10/25/18 draft annual meeting minutes. The motion was seconded and unanimously approved.
- Hunt made a motion to add after the last sentence under New Business in the 11/19/18 meeting minutes "Hunt Williams openly opposed the approval of the CC&R re-write and was the lone dissenting vote". The motion was seconded and passed 4 to 2.
- A motion was made to approve the 11/19/18 meeting minutes as amended. The motion was seconded and unanimously approved.
- Hunt made a motion to strike the motion he made regarding not holding Saturday meetings during ski season from the 12/1/18 minutes. The motion was seconded and unanimously approved.
- A motion was made to approve the 12/1/18 meeting minutes as amended. The motion was seconded and unanimously approved.

6) Treasurer's Report:

- Elena communicated that we are in the process of closing the December books.
- We are tracking against our budget except in the Legal/Professional category. We are over budget for Legal/Professional by ~\$8K due to adding an additional Town Hall, Q&A sessions, white paper, legal questions, and administration of the vote.
- Deb requested a flash report for the Board to review during the Treasurer's report.
- A motion was made that any questions from homeowners will be sent to the Board at large and those that can't be answered by the Board should be directed by the President to the attorney. The motion was seconded and unanimously approved.

7) Committee Reports:

- a) *CC&R Re-write:* No committee member present to provide an update.
- b) *Architectural Review:* Joan communicated there has not been much activity in the winter. One owner built a shed without approval which has since been approved. The Board

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discussed adding information on the ARC process to the newsletter. Chris Bachman requested adding this to his independent newsletter. The Board discussed adding some FAQs to the website for new homeowners when they join the neighborhood.

- c) *Underdrain*: No issues reported.
- d) *Nomination*: At the December 1st meeting, the Board decided to have the Nominating Committee develop a Code of Ethics. The Board discussed the first draft Code of Ethics that Joan distributed at the meeting and agreed to review for Feedback.
- e) *Compliance*: Since the last compliance report, the main violation types were: campers/trailers in driveway, lawn/yard condition, unapproved dumpster in driveway, unapproved shed. Model HOA proposed adding an automatic approval under a certain duration. *Action Item*: add to a future agenda for discussion.
- f) *Communication*: No update provided.
- g) *Traffic Calming*: Will resume in the Spring.

8) Model HOA Report: Model HOA asked Board members to let them know if they are having technical challenges with sssfhoa.org e-mail addresses.

9) New Business: The Board discussed adding a meeting between now and the next meeting in March. Potential date of Monday, February 11th will be circulated with Board Members.

10) Adjournment: The meeting adjourned at 8:29 p.m.