



B E A R H O L L O W V I L L A G E

HOMEOWNER'S ASSOCIATION

PARK CITY, UTAH

2011 ANNUAL MEETING

MINUTES

The 2011 Annual Meeting of the Bear Hollow Village Homeowners Association was convened on December 12th, 2011 at 7:05PM, MST in the Auditorium Room of the Sheldon Richins Building, 6505 N. Landmark Drive, Park City, Utah.

The following 17 Owners (20 votes) signed the attendance sheet and were present:

Ron Bryce	Howard Butt	Jo Chambers
Kathryn Charles (2 votes)	Kevin Charles (3 votes)	Jennifer & Marshal Givens
David & Lianne Goldberg	Gail Hartigan-Priest	Robert & Elaine Larson
Joseph Lodrick	Jim & Ann Sumner	John & Carol Schoenfeld
Greg Watkins	Nancy Ware	Susan Worthington
Mei Xiao	Benny & Becky Yih	

Owner Jo Chambers held the proxy vote for 1 Owner (1 vote):

Bernard & Pamela Ryder

The Board of Trustees, either as individuals or as a Board, held proxies from the following 112 Owners (117 votes):

Joe & Kelly Allegretti	Elliot Arking	Dawnna Alliss
Ronald & Dawn Baddock	Craig Back & Leigh Ann Gray	Shauna Badger
Leslie Barr	Robert & Teresa Baker	Tim Bauer
Larry & Carrie Bienenfeld	Martin & Anne Blazic	Robert Booth Jr.
David & Bridget Brodstein	Jeffrey Brown	Charlene & Anthony Carter
Jakie Childers	Randy Char	Frank Chessa & Susan Stark
Matthew & Whitney Cohn	Donald & Cynthia Chittenden	Jon Connor
Francis DeGuzman	Gene DeSantis	Barry Donaher
Pamela Dorricott	Carl Dresser	Steve Earnshaw
Wayne Easley	Dale & Anna Fairchild	Michael & Julia Fischer
Brad & Sherri Fishman	Chris & Norm Fournier	David & Rosemarie Frankle
Jennifer Friend & Paul Scott	Becky Gamett	Paul Gardner
James Geimer	Andrew & Lisa Ginsburg	Todd Gunzy
Stewart Hall & Peter Witalis	John & Nan Ham	David Harman
Steven Harrison	Greg & Felicia Head	Craig Hellmers
GreggAnn Herrern	Sheldon Hoffman	John Huff
Jeffrey Hughes	Justine Isleib	Thomas Jauch

Jennifer & Keith Keller	Thomas & Julie Kelsey	Cheryl & L.H. Kener
Retta Kern	Joseph & Beverly Kimmel	Stan Kozlowski & Will White
David Kruszenski	Michael & Paula Ann Lack	Steve Lafredo
Lora Laing & Lloyd Stinson	Mila & Joel Levy	Thomas Ligon
Mark Lords	Bill Lundskog	Thomas Marfing & Marie DiLorenzo
Joe & Betty Maestas	Linda & Fadi Matar	Richard McConnell
Russell McFarland	Alan Merchant (2 votes)	Eric Mischel
John Molenaar	Kent Morris	Steve Mullins
Richard & Sandy Murray	Gary Niethamer & Sue Purcell	Craig Norton
Jennifer O'Connor	Daniel & Susan Pereles	Mark & Rita Puckett
Leslie Pugatch	Jan & Warren Pung	Blaine Raddon
Laura & Ervins Ramanis	John & Julie Rader	Bradley Rieders
Phil Rubin & Lynn Register	John Ruprecht	Randal Rupert (5 votes / Office Bldg.)
Rick Russell	Ann & Farrokh Sadr	Susan & Gandolfo Schiavone
Lawrence & Jeana Schott	Richard & Chris Saskiewicz	James Sevier
David & Tarra Schreiner	Marlen & Candice Silverii	Bradford Smith
Asuncion Soriano	Rita Stevenson	Peter Strom
Ryan Stevenson & Jennelle Butera	Melanie Tanner & Shane Tanner	Amy Thompson
Chai-Yung Tsai	Kevin & Heidi Tucker	Robert & Sandra Vandergriff
James Vitale	Elizabeth Weiss	Brigham Whitney
Ted Yarbrough		

(Note : 6 Owners had voting rights suspended at the time of the meeting).

The meeting did achieve a quorum with a total of **138** votes represented.

(Note: 136 votes were needed for a quorum).

Howard Butt, President of our HOA, opened the meeting, welcomed all in attendance and thanked the Owners for coming together as a community for the meeting. He mentioned that we would conduct the meeting in accordance with the Agenda and any / all Owner concerns expressed at the Meeting would be addressed.

Howie gave an overview of the HOA activities over the past year, communications with the Owners and other general information summarized as follows:

- There are 272 individual residential homes/ units in the community plus the commercial office building. The community Developer, Hamlet Homes, no longer owns any of the property in the community. According to the information provided to the HOA, we have 57 full time residents, 12 units are rented to full time tenants and 200 units are second homes for their Owners. There are 3 building lots, privately owned, awaiting construction.
- Owners / Members come from 26 different states, Canada and Mexico.
- Seventeen (17) previous Owners sold their Bear Hollow homes in 2011 and the community welcomed an equal number of new Owners.
- Since 2002 there have been 179 Owners who have sold their homes in Bear Hollow Village. All Owners that have left have done so with their dues accounts in good standing with no dues owed, illustrating the efficiency and diligence of our billing process and financial oversight.

- The Trustees try to keep all Owners informed as best possible on community issues with periodic Newsletters, Community Notices sent with monthly dues invoices and by posting information to our website www.bhvhoa.com

Howie gave a report on the impact of new laws enacted by the State of Utah that require all homeowner association's to adhere to new standards regarding registration with the State and reserve study / savings plans. Our HOA is in full compliance with these new laws; our State of Utah corporate registration info has been updated and our reserve study, conducted in 2006, was reviewed and updated. The 2011 reserve study review is posted on the HOA website (INFO area) for review.

Jody gave a Treasurers Report, summarized as follows:

We started the year 2011 with a combined balance of \$ 185,870.32 in our banking accounts.

As of 12/12/2011 we have the following funds on deposit in accounts with the JP Morgan Chase Bank, Kimball Junction Branch...

CHECKING ACCOUNT (operating capital)	\$	21,170.11
MONEY MARKET RESERVE ACCOUNT	\$	144,222.84
CD RESERVE ACCOUNT	\$	20,376.40
MONEY MARKET EMERGENCY FUND	\$	34,280.74
TOTAL HOA FUNDS ON DEPOSIT (12/12/2011)	\$	220,050.09

ALL HOA funds are disbursed by check in accordance with the Check Disbursement Procedures in place - (all disbursements by check are co-approved by Jody & Howie)

ALL HOA bills are current and paid in full to date.

The HOA has NO debt.

ALL funds are fully accounted for and the HOA remains in excellent financial condition.

(See 12/31/2011 Balance Sheet (attached) for year end financial numbers)

Greg gave a report on the Clubhouse, summarized as follows:

- opening time for the Clubhouse was changed to 5AM to accommodate the early risers who wanted to get their workouts in to start their day.
- all fencing and exterior wood surfaces around the Clubhouse were cleaned and refinished as needed.
- the new Business Center computer area was established and is working out well.
- the pool and spa CO2 system was upgraded as a cost savings measure.
- new lounge chairs were added to the pool area for summer use.
- a new 55 inch hdtv was added to the Club Room.
- Dish Network tv service was added to replace Directv to take advantage of a no cost service option offered – a good cost savings for us.
- new Clubhouse access cards have been received and will be issued to all Owners in coming months (see Notice included in Minutes package).

Howie provided information on the following community projects and improvements:

- the Upper Luge Lane roadway was repaired and drainage swales were added to both sides of the roadway to capture and divert water runoff coming down the mountain land adjacent to Bear Hollow Village; the runoff was causing flooding problems in the residential homes along Upper Luge and deteriorating the roadway asphalt.
- new spotlights were installed on the mail kiosk building to better illuminate the US flag and the Utah state flag in the evenings.
- the intersection of Luge Lane and Lillehammer Lane was made a 4-way stop for community safety reasons.
- the Townhouse units that contain irrigation system master control valves were scheduled for valve safety inspections by a licensed plumber as a precautionary measure.

David gave a report on the community roadway sealcoat project, summarized as follows:

- the project was planned so as to minimize disruption to Owners and the community to the best extent possible.
- all private roads in the community received a crack sealing and two coats of sealcoating (Bobsled Blvd. and Oslo Lane, both county roads, were sealcoated by Summit County)
- notices were posted in the Clubhouse and at the mail kiosk to inform residents of the project and scheduled road closings.
- David personally walked each block in the community on several occasions to inform residents of the project / road closing schedules.
- despite our best efforts to avoid towing vehicles, it was necessary to remove several vehicles that had disregarded roadway closure barricades so that sealcoat work could be conducted without damaging these vehicles.

Susan gave a report on the HOA summer party held on July 3, summarized as follows:

- approximately 150 owners / guests were in attendance during the days events
- the BBQ grill and the pool were working overtime
- kids enjoyed the bounce house / water slide / face painter / snow cone machine (a few Owners also revisited their younger days and enjoyed these amenities also !)
- hot dogs / burgers / veggie burgers / sausages / salads / cold drinks were on the menu

- a great time was had by all in attendance and the Trustees received many positive comments from Owners expressing their appreciation for the days events.

Howie added comments to thank all the Trustees and some individual Owners who worked hard to set up, coordinate the days events and clean up after the party.

Kathryn Charles asked if future events could be scheduled on a day other than Sunday; we will try to accommodate this request.

Howie reported on a meeting the Trustees recently had with representatives of the Utah Olympic Park. They are planning an expansion project to include some residential housing units that will be utilized by visiting athletes, a state of the art life science and fitness center (that will be open to the public and available at no cost) and additional office and meeting facilities. The project is currently in conceptual phase and the meeting was an introductory presentation for interested parties. More information will be reported as the project progresses thru various review stages.

Howie and owner Jose Garcia recently met with Park City School District representatives to discuss moving the school bus stops from Rt 224 to the mail kiosk building on Bobsled Blvd. This will be a huge safety improvement for the community school children and the school bus, but it will require several reviews and approvals before implementation. Susan added she will discuss the project with community parents and the PTA to garner their support for the project. Progress will be reported as necessary.

A discussion on snow removal services was opened. The Trustees reported they had conducted a survey of selected members of the community (at least 2 Owners from each street and others) to gauge the community sentiment on the services being provided by Red Barn. The survey asked Owners for their rating of service and remarks using the following scale:

- | | |
|-------------|---------------|
| 1- terrible | 4 - good |
| 2 - poor | 5 - very good |
| 3 – fair | 6 – excellent |

In summary, the majority of the Owner responses rated services in the 4-5 range. Remarks indicated an overall positive impression on services and Red Barn employees working in the community. Howie and Jody met with Red Barn representatives to review the survey results and Owner remarks so that improvements could be made as necessary. In general, it was felt that the community is satisfied with snow removal services from Red Barn and the Trustees will be renewing their contract for 2012 accordingly.

A discussion on landscape services was opened. Howie reported that 5 new tree's were recently planted near the mail kiosk building (3 Mountain Ash – 1 Radiant Crab – 1 Choke Cherry). The tree's were a gift to the community from Red Barn; they will also be an experiment to determine what kind of tree's grow best in our soil and climate. We will watch their growth and make determinations on future tree additions / replacements as appropriate. Owners should also watch the tree's as they grow this coming spring / summer and share their comments with the Trustees.

Howie reported that we have also planted a new large blue spruce tree in the center island in front of the mail kiosk and flowers in several areas throughout the community, including the Village Green and the Bobsled entry corridor.

Ann Sumner asked a question regarding lawn mowing services; Howie will address the concern directly with Red Barn for next year.

Jo Chambers expressed concerns that insects were eating the tips of tree's in the community and that weed control was a continuing problem. Howie replied the insect problem is probably being caused by white-tipped weevils; he will discuss with Red Barn. (Note – they were aware of the problem and were taking measures to trim tree's and control the problem – the weevils are now in dormant stage). Howie commented that the 2012 budget contains a new line item to address tree care (deep root fertilization and insect protection). Weeding is an ongoing problem / battle. The landscape services contract includes 2 weed killing applications and 2 fertilizations that also contain weed killer; additional applications were added in 2011 along with added man hours of labor to remove weeds throughout the community in our ongoing efforts at weed control.

A review of the 2011 community expenditures and a discussion on the 2012 budget proposal was opened. Ron Bryce asked a question on the comparison of snow removal costs showing a decline. Howie advised the 2012 budget proposal compared our 2011 “starting” budget numbers to the 2012 starting budget numbers to show the decline; Ron was OK with this explanation.

Howie added that the 2012 budget contains 2 line items that should be discussed further.

The first involves the “Tree deep root fertilization 2X”, line 3M in budget funded at \$5400.00, as described above.

The second involves the addition of a “Community improvement/amenity, line 9D funded at \$15,000.00. There is a wet / soggy area in the upper Village Green that has been hard to maintain and the Trustees believe the best course of action is to remove the grass, add a fill base and create a brick or concrete paved patio area in that location. This will solve the wet / soggy problem and also add an amenity to the community for all to enjoy.

There were no objections to these specific line items or the 2012 budget in general. A Motion to accept and approve the 2012 Budget as presented was made by Bob Larson; seconded by Ron Bryce and approved unanimously by the Owners. **It should be noted that the 2012 Budget reflects no dues increase; same rate as 2011 remains in effect.**

Howie reported that the last remaining Lodge building construction parcel was now in foreclosure proceedings with Wells Fargo bank. He has established communications with the bank representative coordinating the parcel and reported their future intentions on what will happen with the parcel are not yet determined. Nothing is scheduled to occur with the parcel until the bank completes the foreclosure process and sale of the land; sometime in 2012. Further updates will be reported as they occur.

Benny Yih asked a question on the status of the 2 remaining building lots on Upper Luge Lane. Howie replied they are no longer owned by Hamlet and are privately owned by dues paying members of the community.

There was a general discussion on unruly renters in the community, primarily in the summer months and the softball tournament season time. One particular group was unruly and required the Trustees to respond on several occasions and eventually the Sheriff was summoned. The ensuing results solved the immediate problem but the Trustees need to meet with the Summit County Sheriff to get a better understanding on rules and enforcement actions by the Sheriff on our private property roads and the community in general.

The meeting was turned over to Greg for the election of Trustees. (It should be noted that Greg is currently in year 2 of his elected term of office for 2012).

Greg placed the names of the current Trustees in nomination for re-election as follows ;

- Howie for a 2 year term of office
- Jody for a 2 year term of office
- David for a 2 year term of office
- Susan for a 1 year term of office

The above nominations were seconded by Kevin Charles.

Additional nominations for Trustee were requested from the Owners present; none received.

Greg requested a vote which resulted in the re-election of the above Trustees for the terms indicated.

On behalf of the entire Board of Trustees, Howie thanked all the Owners for their vote and continued confidence and pledged the continuing efforts of the Board in support of our community and the Owners to the best of their abilities.

With no other business to transact or discuss, a Motion to adjourn the meeting was made by Kathryn Charles, seconded by Carol Schoenfeld and approved.

The meeting was adjourned at 8:55PM.

The Board of Trustees would like to take this opportunity to wish all a safe and healthy holiday season and a Happy New Year !

Greg



Susan



David



Jody



Howie

