

**HOMEOWNER’S ASSOCIATION**

**PARK CITY, UTAH**

**TRUSTEE MEETING March 4, 2021**

**MINUTES**

The Bear Hollow Village Board of Trustee’s convened a Meeting on Thursday March 4, 2021 at 8:05PM via Zoom videoconference. Trustee’s Greg Watkins, John Molenaar, Jody Lodrick and Howard Butt were in attendance.

It was noted that Trustee Susan Worthington submitted a letter of resignation from the Board on March 2, 2021. Howie advised that on behalf of the Board and the entire community he thanked Susan for her years of service

and contributions to make Bear Hollow Village a great community.

This meeting was convened as a working session for the Trustees to review proposed changes to several of the HOA Policies now in effect.

The following additional information was recommended for the Property Registration Policy:

**7. Owners are specifically reminded that the Summit County Noise Ordinance**

**(5-3-1) specifically prohibits excessive noise between the hours 9:00PM and**

**7:00AM MST. The entire Ordinance is posted on the HOA website**

[**www.bhvhoa.com**](http://www.bhvhoa.com) **for review. All Owners and their renters are expected to be**

**fully aware of the Ordinance and in compliance with it at all times.**

**8. Owners renting their properties on a Property Rented / Short Term Basis via AIRBNB, VRBO or other similar web based services must have a designated emergency contact person / local person who is a resident of the State of Utah and located within 1 hours drive of Bear Hollow Village ( within 50 miles) or a professional property management company available to respond to any emergency or complaints associated with their Bear Hollow Village property while rented. The designated emergency contact person or property management company representatives name/address/contact phone #/contact email must be provided to the HOA as part of their property registration form.**

The following additional information was recommended for the Vehicle Rules & Regulations Policy:

**No parking any time on the south and east sides of Upper Luge Lane**

**No parking any time in the emergency vehicle turn around area on Upper Luge Lane**

**No parking any time by the entrance to the lower walkway steps near 5438 Luge Lane - road painted with stripes designating no parking.**

The following additional information was recommended for the Clubhouse Policy:

**3A. Clubhouse access cards remain the property of the BHVHOA at all**

**times.  An Owner who sells their Bear Hollow Village home must**

**surrender all their issued Clubhouse access cards to the HOA at the**

**time of sale / closing.**

**3B.     All persons using a Clubhouse access card must be using a card**

**specifically issued to the property they own or are renting.  Any**

**person using a Clubhouse access card that is not registered /**

**issued to their property will have the card confiscated by the HOA.**

In the ENFORCEMENT area - **An owner who has Clubhouse access privileges suspended for a Policy violation will be subject to a reinstatement fee to have their Clubhouse card(s) re-activated.**

The following additional information was recommended for the Landscape Services Policy:

**The Homeowner’s Association will provide mulch to Owners properties on a bi-annual basis (every other year). Properties north of the Clubhouse will receive mulch in even numbered years and properties south of the Clubhouse will receive mulch in odd numbered years. Mulch will only be provided to the front and / or rear areas of an Owners residence that faces the street. Mulch to areas on the sides of a property are an Owner’s responsibility. Mulching will be provided subject to available funds and at the sole discretion of the Board of Trustees.**

The Trustees reviewed the Snow Removal Services information form and agreed that no changes were necessary.

The Trustees will schedule a Meeting with the Owners via Zoom webinar to further discuss these changes with the Owners and seek their input before they become effective.

The Trustees are discussing who would be appropriate to replace Susan on the Board for the duration of her elected term and will make a selection shortly.

With no further business to discuss, the meeting was adjourned at 9:15 PM.