

**HOMEOWNER’S ASSOCIATION**

**PARK CITY, UTAH**

**TRUSTEE MEETING April 7, 2021**

**MINUTES**

The Bear Hollow Village Board of Trustee’s convened a Meeting on Wednesday April 7, 2021 at 7:05PM via Zoom videoconference. Trustee’s Greg Watkins, John Molenaar, Jody Lodrick, Karen Malm and Howard Butt were in attendance.

This meeting was convened for the Trustees to review and possibly finalize proposed changes to several of the HOA Policies now in effect. The Bear Hollow Village Owners were invited to participate in the meeting via email sent to all Owners. The following Owners signed in and participated in the Zoom meeting:

Mike Axelrood Don & Cindi Chittenden Dawn Estelle

Dawn Faulconer Paul Gardner Ken Grant

Greg Head Tom Idzorek Steve Kupec Josh LeDuff Beryt Nisenson Kirsty Pickering

Paul Scott Joe & Liz Venturato Winter Vinecki

Sandra Vogt Sara West

Owner Eric Iverson contacted Howie via email and advised he would be unable to attend the meeting but would like the following comments included in the meeting Minutes:

*I absolutely agree with the proposed changes to the Bear Hollow Village HOA policies.  Noise issues have become a frequent problem with nightly, and or short term rentals in Bear Hollow.  Often the root cause for these issues occurring, stem from the Owner, and or Property Manager not adequately advising the renters of the Community rules, and Summit County Noise Ordinance.  In the case where there is no local property manager, there is obviously even less communication between the owner, and their guests.  The Summit County Sheriff’s Office is responsive to these issues, but it a waste of their resources to be policing poorly managed short term rentals, and it reflects poorly on our community as a whole.  I think that requiring a local property manager as a point of contact for short term rentals issues is a great idea, and a good first step towards improving the frequency of noise violations.*

Howie introduced Karen Malm as a new Trustee appointed to fill the remaining term of Susan Worthington who recently resigned her Trustee position.

Howie explained that the Trustees are proposing changes to several HOA Policies – he will read each Policy language change – ask if there is any comment or concerns from the Owners – and then ask the Trustees to vote on the proposed Policy change.

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.**

There was brief discussion with the Owners to clarify the new language – but there was no opposition expressed.

The Trustees voted unanimously to approve this Policy change

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.**

There was brief discussion with the Owners to clarify the new language – but there was no opposition expressed.

The Trustees voted unanimously to approve this Policy change

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.**

There was brief discussion with the Owners to clarify the new language – but there was no opposition expressed.

The Trustees voted unanimously to approve this Policy change

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.**

There was brief discussion with the Owners to clarify the new language – but there was no opposition expressed. Owner Paul Scott suggested that the Owners be afforded the opportunity to purchase additional mulch for their property when the HOA landscapers are in the process of installing the new mulch. Howie will notify all Owners accordingly.

The Trustees voted unanimously to approve this Policy change.

All Policy changes as noted herein will become effective 4-7-21 and be posted on the HOA website.

In other matters, Owner Paul Scott asked for information on installing solar panels in the community. Howie advised the HOA has a comprehensive Solar Guidelines posted on the HOA website [www.bhvhoa.com](http://www.bhvhoa.com) for Owner information and review.

Owner Dawn Faulconer asked for more information regarding the recent notice received from Summit Water regarding the backflow valve inspection requirement. Howie provided a brief explanation on the need for the inspection and advised that any Owner needing more information should send him an email and he will reply with information.

With no further business to discuss, the meeting was adjourned at 7:50 PM.