

**HOMEOWNER’S ASSOCIATION**

**PARK CITY, UTAH**

**TRUSTEE MEETING August 3, 2021**

**MINUTES**

The Bear Hollow Village Board of Trustee’s convened a Meeting on Tuesday August 3, 2021 at 7:15PM at the Clubhouse. Trustee’s Greg Watkins, Jody Lodrick, Karen Malm and Howard Butt were in attendance.

Trustee John Molenaar participated in the meeting via conference call.

Howie provided a financial review of the HOA accounts with Chase Bank.

We have the following funds on deposit as of August 1, 2021….

Reserve Fund $ 317,035.73

Emergency Fund $ 50,459.01

Checking Account $ 69.977.02

 Total $ 437,471.76

There is 1 owner dues account in Delinquent status – referred to HOA attorney for collections; there are 2 owner dues accounts in Late Payment status, all other dues accounts are current.

The HOA expenses for 7 months were reviewed against the 2021 year budget; all expense categories are within budgeted amounts.

Greg gave a report on the Clubhouse, as follows:

* Dolphin Pools has been asked to check the condition of the pool surface areas and evaluate if a refinishing of the concrete is necessary.

We will also explore the possibility of changing the pool to a salt water filtration system.

* Western Fence has been contracted to repair the deteriorating aluminum railings at the Clubhouse entry; we are awaiting scheduling info on when the project will start.
* The maximum occupancy in the gym room is currently posted at 25 people; we believe that is excessive. A unanimous vote by the Trustees on a Resolution to lower the occupancy to 12 persons was approved; Greg will modify the posted sign in gym to reflect the change.
* Several of the tiles on the pool walls have come off in several places. Howie can make these repairs and will do so this week.
* There was an incident in the Village Green a few weeks ago where a 13 year old boy visiting with his parents was injured by a rock that fell from one of the Green wall perimeters. We have notified our insurance agent and provider (Travelers Insurance); to date we have not seen a claim filed by the boys parents.

Howie advised he has ordered “Keep Off Rocks” signs (4) which will be posted in the 4 corners of the Green when received.

We reviewed the landscape services being provided by Eschenfelder Landscape; there have been no complaints and they are doing an excellent job in maintaining the community appearance. Howie advised he has a few projects to task them with and will be meeting with the landscape foreman on Thursday to have them scheduled.

Park City Trees has treated the community trees for insect and borer damages, and also given them a deep root fertilization. We are watching the health of the trees, some are dead / dying and will be removed.

Jody advised that the driveway easement off Bobsled Blvd. is still not finished. Jody has checked with Bill White and the new owner of the property to inquire on the status of the project. Howie advised he will also contact both parties to check on plans.

Howie advised he will be doing an inspection of the community for unsightliness violations and asked all the Trustees to advise him if they see any violations so the owners can be contacted to address the issue.

Bus service upgrades in Summit County was discussed. Howie asked Karen to inquire on whether we can have the expanded High Valley Transit on request service come into Bear Hollow Village.

An owner on Oslo Lane near the intersection with Bobsled Blvd. has complained about speeding cars causing a safety hazard. The owner has requested the HOA to consider installing speed bumps on Grizzly Way in the back of his home.

Howie met with the owner and discussed his request and other options.

Howie advised he also spoke with Brandon Brady, Summit County Engineer, regarding speed bumps. Mr. Brady advised the County does not prohibit them but discourages them.

Howie also spoke with Battalion Chief Mike Owens, Park City Fire District Fire Marshal, about speed bumps. He advised that they tend to slow down the response of emergency vehicles who would have to slow down to navigate the bump, but they are not prohibited.

Howie suggested that the Trustees take the following actions….

* Lower the speed limit to 15 MPH on all roads in the community that are designated as an alley (that would include Grizzly Way) and post signs at each access point indicating the lowered speed limit. The Trustees subsequently voted on a Resolution to lower/ post the speed limit on alleys at 15 MPH (approved unanimously).
* Send a Notice to community residents asking them (again) to please slow down.
* Contact the Summit County Sheriff and request their assistance in dealing with the speeding car issue. Jody will make contact and advise.

(NOTE - Jody spoke with Sheriffs Deputy Graham and discussed the speeding car / safety issue. Deputy Graham advised the Sheriff will bring a speed monitoring device into Bear Hollow to alert people of the speed at which they are traveling and as a reminder to please slow down. Deputy Graham will also make our problem a “roll call issue” for all Deputies and request an increased patrol presence / visibility in Bear Hollow.

(Howie subsequently spoke with the owner making the speeding complaint to advise him of the actions the Trustees are taking. The owner was pleased with these actions.)

With no further business to discuss, the meeting was adjourned at 8:05 PM.



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**PARK CITY, UTAH**

**RESOLUTION**

**A RESOLUTION CONCERNING THE LOWERING OF THE MAXIMUM OCCUPANCY OF THE COMMUNITY GYM ROOM IN THE CLUBHOUSE.**

**WHEREAS,** the safety and health of all community residents and persons using our Clubhouse / gym room facilities is of paramount importance to the HOA Board of Trustees.

**WHEREAS,**  the approximate size of the gym room is 500 sq.ft +/- and there are eight

(8) pieces of exercise equipment in the room spaced appropriately apart and there is also an exercise bench /free weight exercise area in the room.

**WHEREAS,** the HOA Board of Trustees are empowered with rule making authority to regulate the Clubhouse and common areas of the community.

**WHEREAS,** we believe that a maximum occupancy of 12 persons in the Gym room is a better and more appropriate capacity.

**NOW THEREFOR BE IT RESOLVED BY THE BEAR HOLLOW VILLAGE HOMEOWNERS ASSOCIATION BOARD OF TRUSTEES AS FOLLOWS:**

1. The maximum occupancy of the Clubhouse gym room is hereby established as 12 persons.
2. A sign in the gym room will be posted advising all persons of the new occupancy guideline.
3. This Resolution has been unanimously approved by the HOA Board of Trustees on August 2, 2021 and is hereby effective immediately.

BEAR HOLLOW VILLAGE HOMEOWNER’S ASSOCIATION

BOARD OF TRUSTEES



**HOMEOWNER’S ASSOCIATION**

**PARK CITY, UTAH**

**RESOLUTION**

**A RESOLUTION CONCERNING THE ESTABLISHMENT OF A SPEED LIMIT OF 15 MPH ON ALL PRIVATE ROADS DESIGNATED AS AN ALLEY IN BEAR HOLLOW VILLAGE.**

**WHEREAS,** the safety and well being of all community residents and persons using our private roads is of paramount importance to the HOA Board of Trustees.

**WHEREAS,** the followingprivate roads in Bear Hollow Village are designated by the Development Agreement for the Bear Hollow Village Specially Planned Area as an alley:

 Biathlon Loop Cross Country Way Curling Court

 Freestyle Way Grizzly Way Kodiak Way

 Polar Way Upper Luge Lane

**WHEREAS,** the HOA Board of Trustees are empowered with rule making authority to regulate the common areas of the community to include all private roads.

 **WHEREAS,** we believe that a maximum speed limit of 15 MPH on the above alley ways is appropriate to enhance community safety.

**NOW THEREFOR BE IT RESOLVED BY THE BEAR HOLLOW VILLAGE HOMEOWNERS ASSOCIATION BOARD OF TRUSTEES AS FOLLOWS:**

1. The maximum speed limit on all above roads designated as an alley in Bear Hollow Village is hereby established at 15 MPH.
2. Signs indicating the above maximum speed limit will be posted at each entry point to the above alleys advising all persons of the new speed limit.
3. This Resolution has been unanimously approved by the HOA Board of Trustees on August 2, 2021 and is hereby effective starting August 23, 2021 (to allow for the posting of the signs).

BEAR HOLLOW VILLAGE HOMEOWNER’S ASSOCIATION

BOARD OF TRUSTEES