

Terraces at Holladay HOA

2023 Annual Homeowners Meeting Minutes

- The meeting was held on May 24th on the 4th/ Terrace level of 2369 e Murray Holladay Road, Holladay UT 84117.
- The meeting was called to order at 7:05 PM.
- A quorum of owners was present as 17 owners were represented.
- All homeowners present introduced themselves.
- Matt Mendenhall with Welch Randall reviewed the last 12 months finances and presented the 2023 budget.
 - Current balance sheet was shared.
 - Income statement for last 12 months was reviewed. Four areas accounted for 53% of all expenses. Those were:
 - Cable \$31,896 or 12% of expenses.
 - Elevator Maintenance \$48,281 or 19% of expenses.
 - Internet \$25,060 or 10% of expenses.
 - Walkway Resurfacing \$31,324 or 12% of expenses.
 - No delinquent accounts in the HOA
 - 2023 Budget was presented.
- Master insurance policy certificate was presented to all owners.
- List of 2022 completed projects was reviewed.
 - Changed Snow Removal Company
 - Installed Heat Tape Throughout Building Bs Rain Gutters
 - Replaced All of the Components to Buildings Bs Elevator. Thanks For the Patience!
 - Installed New Rain Gutter Section Over Patio of A201
 - Installed Larger Gauge Rain Gutters Over A208 and A209
 - Tested Fire Suppression and Alarm System
 - Several Sprinkler Line Repairs
 - Numerous Vehicle and Pedestrian Gate Repairs
 - Replaced Pebble Top Surface on Third Floor of A
 - Installed Shade Covering on the Terrace Level
 - Created a Rules and Regulations Document for the Community
- 2023 planned projects were discussed.
 - Google Fiber Transition for All Units – Will Begin on June 1st
 - Install Heat Tape in All of Building As Rain Gutters
 - Wash Back Windows
 - Power Wash Walkways

- EV Charging Station Options
- One Board of Directors position was up for election for a three-year term.
 - Colette Dixon was the volunteer for the position and was elected by those present.
- An open owner questions and comments section was held.
 - Concerns about usage on the Terrace level at night creating disturbances and children using the space.
 - Suggestion that some of the committees of the past be recreated or merged into one.
 - Several questions about the Google Fiber transition were brought up. The HOA will be paying for Google Fiber for all units starting on June 1st and they will also be paying for the current provider, Veracity, through the end of June. This will be done to ensure a smooth transition for everyone since it has been so challenging thus far.
 - A few concerns about parking were brought up.
 - Suggestion about moving the vehicle gate consoles as close to the street as possible so people have more room when entering the community.
- Meeting adjourned at 8:08 PM