

## Swiss Alpenhof Board Meeting Minutes

April 22, 2025

### **Attendees:**

Tami Brown- President, Rich Ternieden- Treasurer, Stacy Baker- Secretary, Dennis Poppinga- Advisor, Allison Dorius- Advisor.

- Also in attendance: Jen Jolly- new WR Property Manager, Brad Randall- WR owner.
- Tami Opened Meeting. Brad introduced Jen Jolly, the HOA new property manager. Jen shared a bit about her background. SWA Board welcomed her.
- Recording of zoom meeting was confirmed. Brad also helped set up transcript option.

### **Insurance Update- Stacy:**

Stacy gave Brad and Jen some background on our insurance predicament. We discussed communication with/ Kandace, our current insurance broker. As our current policy is getting closer to the non-renewal date, Stacy will continue to follow up with Kandace to ensure she has all the documents needed for the underwriting process and that the quotes are not delayed. Also discussed was the need to follow up with/ a contact Emily (prior property mgr.) gave us. Joshua Val Hunter is also a broker and is willing to help shop for a new policy.

### **Spot Amendment Update- Rich:**

Rich updated Jen and Brad on our document journey that began a year and a half ago. This task turned out to be more arduous than we initially expected. After receiving HOA board approval, Rich negotiated attorney fees. He also experienced delays with Jenkins-Bagley. Eventually, the spot amendments were finalized.

The next legal step involves obtaining the lender's approval for new amendments to any units that carry a mortgage. A notification regarding this was sent out, and since no lenders raised any concerns within the 30-day review period, we can move forward. The final draft has been distributed to all SWA homeowners. If there are no concerns raised by April 30th, 2025, the revised spot amendments will be finalized and posted on the WR website.

Rich reported that the final legal fees amounted to \$1,500. A complete rewrite will be required in 2026, and those fees will need to be accounted for in the budget. However, Rich believes that the costs should be lower due to the process and implementation of the spot amendments completed this past year.

Additionally, Jenkins-Bagley has provided an updated Master PDF showing all changes mandated by the state of Utah. Rich has this document available for the board's reference, if needed.

### **Roof- Tami:**

A summary of the re-roofing project is provided. Spring inspections of the roof will take place in May. Currently, two buildings are scheduled to begin work in June. River Font Roofing will be assigning and introducing a new project manager for this project. Tami will coordinate the roof and landscape schedules to avoid any interference, as experienced last year.

### **Dennis- Landscaping:**

The Spectrums 2025 plan has been finalized. Dennis will meet with landscape representative Scott Pierce every two weeks to provide updates.

Two "smart" controllers will be installed at the end of April. This upgrade is expected to save time and money, so Spectrum will cover the cost of the controllers.

Pre-emergent was applied today, and spring clean-up has been completed. The water supply will be turned on May 5th, followed by mowing shortly thereafter.

Tree trimming is necessary as low-hanging branches pose a safety concern for landscape employees operating machinery.

Dog owners are reminded to be diligent about picking up after their pets. A notification and reminder will be sent to HOA members, after which fines will be implemented for non-compliance.

The "slurry coat" applied by the city this past winter has created significant issues. The black, gravelly sand is damaging the landscape and being tracked into homes, raising road safety concerns as well. Allison Dorius has volunteered to visit the city to address this matter and seek a resolution.

### **Misc Financial issues, Rich:**

According to the delinquency report, 3 HOA members are currently behind on their annual dues. One member was on a payment plan, but there were conflicting instructions regarding the payment plan. Brad reported that the member has now received clarification and is catching up on the 8-month installment plan instead of the 12-month plan.

The cash flow is healthy and shows a surplus; however, once the landscape billing cycle begins, it is expected to decrease slightly.

Rich contacted Midway Irrigation to address an overpayment issue. Midway Irrigation has corrected the mistake and issued a refund of \$2,000.

### **Architecture Review:**

A HOA member requested to re-floor their deck using TREX, a composite decking material that resembles wood and is known for its durability and longevity. The board approved this portion of the homeowner's project. The homeowner also inquired about the possibility of installing cable railings in the future. The board expressed uncertainty regarding the appearance of cable railings and requested pictures of completed installations. They are open to considering this option when the homeowner is ready to proceed.

### **HOA staining and improvements projects:**

Allison asked for an update on HO's progress on neighborhood improvement. Tami appreciated reminders. The deadline is July 1 and is coming up. It was decided that a reminder notice needs to be sent. Also, the board will include information on the paint contractor that other members used and were happy with.

### **Conclusion of meeting:**

Tami advised Jen that she doesn't need to attend all our meetings. She will advise Jen on which meeting to attend. The dates of upcoming SWA Board meetings will be sent out this upcoming week.

### **Meeting adjourned**