

Country Hills Square Annual Owners Meeting
January 19, 2022
7:00 PM in Person at the Welch Randall Office & Zoom

1. Welcome

Amber Flink welcomed homeowners in attendance

2. Sign in sheet and proxy report to establish a quorum to conduct business

17 homeowners in attendance. 3 in person/14 on Zoom

Board members in attendance: Devin Stevenson, Garrett Woolsey, Scott Casas

3. Proof of notice of meeting- Emailed 01/06/2022, Mailed 01/09/2022. Second reminder emailed 01/18/2022

4. Financial Review

Review of 2021 Balance Sheet & Income/Expense Report

Review of 2022 Budget

Balance sheet reviewed as well as the 2021 income/expense report, financials approved

2022 budget presented

5. Capital Improvements for 2022 & Review of Reserve Study component list (attached)

New awning cover for north side of building has been ordered to replace weathered green awning cover.

According to the reserve study the asphalt is one of the next large capital expense items. Amber will work on getting bids for a seal coat.

It is time for another reserve study to be completed. These are to be done every three years. The board approved getting this scheduled.

A discussion was started in regards to monthly dues and whether or not an increase was needed vs a one-time special assessment to help better prepare for the large expense of asphalt and other monthly expenses that have gone up in cost. Devin Stevenson asked those in attendance which they would prefer, a special assessment or an increase in dues. Kurt Illum said a dues increase would be easier to cover instead of a large one-time assessment. Carla Prepejchal agreed.

Scott Casas proposed a \$25 increase, Garrett Woolsey said he felt like that still wouldn't be enough and proposed a \$50 increase in dues. A few homeowners agreed with the \$50 increase but the majority vote was to start at a \$25 increase and wait for the updated reserve study to be completed. At that time the board will review and vote on whether or not another increase is needed. Board approved a \$25 increase to begin March 1, 2022. Dues will increase from \$200 to \$225

6. Election of the board (Five Members)

Opened up floor for board nominations. Scott Casas, Devin Stevenson, Marilyn Ganswich and Garrett Woolsey all said they would run again. No other homeowners volunteered.

Jeremy Ferre was not able to attend annual meeting but would like to continue serving as a board member. Two year board terms in place

7. Other Discussion Items

Scott Jensen asked about all of the water shut offs that take place. He asked why there are so many leaks? Scott Casas stated building is 40 years old with old copper plumbing that gets a lot of pin hole leaks. Scott Jensen said being a bottom unit every time the water is turned off it clogs the faucet filters once turned back on due to debris settling when turned off. Scott Casas said it would be a large expense to replace all of the common area copper plumbing. The board said this will be discussed further during their next board meeting.

Amber told homeowners that there are other older HOA's that require homeowners to update their shut off valves when they are making plumbing repairs. This might be something to look into to help with the amount of main water shut offs that take place yearly since most units do not have an individual shut off valve or the valves are old and do not work.

Cameron asked about animals, mainly dogs and if they are now allowed. He said he sees a lot more dogs on the property then he has in the past. Per the CC&R's only service animals and ESA are allowed and documentation needs to be provided to Welch Randall before bringing the animal onto the property. Carla Prepejchal said there is a big difference between service animals and emotional support animals. Amber agreed and said service animals provide a certain service for their owner but ESA animals are still allowed with proper documentation. Carla didn't agree with that, Amber said she would check with the attorney to make sure correct procedures are being followed.

Told homeowners if they see an animal and question if it has been approved, they need to notify Welch Randall. We would need to know the unit number in order to see what we have on file.

Leak on main road was brought up. Board is aware of this leak and they are working on getting the shared road agreement into place between the old Landmark building owner, Country Hills Square and Secret Cove so that expenses can be shared for repairs.

Devin asked Amber to go over insurance and how leaks, damage is handled. Amber explained that the law changed in 2011, Utah is a no-fault state. If a homeowner in a top floor unit has a leak that causes damage to the unit below Welch Randall cannot legally make the homeowner in the top unit cover repairs. Homeowners affected can make repairs themselves or file an insurance claim with their individual insurance carrier. If the leak occurs from a common area pipe the HOA is responsible for repairing the leak but again any damage would need to go through an insurance claim or taken care of by the individual owner affected. If the damage is over the HOA deductible of \$10,000 then the master insurance policy will be involved. Amber recommended homeowners watch the video on our website for more information on HOA insurance and how it works. Amber also said that we could plan another meeting and ask Goldenwest Agents to come and explain in more detail.

<http://www.welchrandall.com/faq.php>

8. Adjourn meeting

Meeting ended 8:15 p.m.