

Terraces at Holladay HOA

Board Meeting Minutes

June 15th, 2022, 5 PM via Zoom

1. Financials

HOA was reimbursed for the elevator expenses.

Overall financial health is good/average. Need to make minor ledger tweaks.

2. Rules and Regulations

Matt to create a baseline and submit for review end of next week. Mark/HOA to review and provide updates one week after receipt.

3. Cameras to be installed on rooftop and gates.

4. B104 (developer owned unit) paid past due HOA fees.

5. Google fiber to be installed to both buildings next week. Matt to provide update to owners. Internet access will be available on rooftop. Post installation owners can opt into Google fiber and pay out of pocket. Once current contract expires the building will switch over to Google fiber. Contract ends June/May of 2023.

6. Building B elevator update. Parts shipped by July 1st. Work to start 2 weeks after parts received. Best case middle of July to complete work.

7. Pebble Top Walkway repairs delayed due to labor shortage and parts. New target completion date is July. Matt to provide new completion date.

8. Garage Parking Directory. Provide parking sheet at next community meeting.

9. Landscaping. HOA to reimburse Collete (thank you Collete!). Collete has concerns about downstairs irrigation system, Collete/Matt to follow up. Collete to get a bid for river rock replacement.

10. Fire suppression system inspection to be done on Monday June 20th. Has not been inspected in 3 years. Needs to be done yearly.

11. Cleaning contract. Power washing did not make a dramatic difference. Need to think about other options for cleaning walkways. Overall cleaning service has been good (as per Colette). Push window cleaning to Fall. HOA to determine if subsequent clearing is required (swirls).

12. Shade Options could be delayed due to rooftop leaks. Colette has bids for west and north side

tomorrow June 16.

13. Owners Meeting Thursday July 7th 7:30. Scherjang's spot to be open for nomination.

14. Maintenance List.

B301 French Door Leak. Rain gutter solution will not prevent this leak. Check threshold of French door and caulking around the bottom of the door. HOA and team to discuss on June 30.

15. North Vehicle Gate hit by car, entire gate must be replaced, gate has been ordered, price is TBD, ship date is TBD.

16. Rooftop Heat Tape Solution - 26K will prevent leaks going forward for both buildings. HOA has agreed to move forward pending a second bid.

17. Kimball Roofing Proposal - HOA Approved, \$1600 total cost.

18. Fire pit lighting issue, Matt to send maintenance out to determine next steps.