

Bountiful Manor Homeowners Association

HOA Board Meeting

October 4, 2022

290 N. 500 W., Bountiful, Utah

Minutes

Meeting Start at 6:35 PM

- Angie, Ashley, Scott, Tannon. Lead by Matt with WR.

Owner Complaint

- Jim Fields and his son (214) attended to air a complaint about Alex (314) who plays his television loud enough to be easily heard in the unit below. The 214 air conditioning unit was blamed for the vibration in the ceiling that could be heard by Alex in 314. The noise has continued but it was determined weeks ago that 214's AC unit was not the source. The source of the vibration is still under investigation and may need to wait until next year as the temperatures are cooling off. The Fields expressed a desire to be better informed about changes to The Board and issues that involve their unit/property.

Previous meeting minutes accepted

Financial Highlights

- No unit is behind on dues
- \$700 surplus in fines—mostly due to an owner who was very vigilant about reporting violations of two particular units

Expense Highlights

- Insurance: \$18K over budget, money paid out to 201 for claims—looks worse than it is
- Natural Gas: We're almost to the annual budgeted amount and winter is still coming
- Lawn care: \$3K over, mostly due to repairs. We didn't budget for much extra.
- Sewer: Went up \$2K this year. Last year it went up \$2500. This year it's going up again.
- Garbage: over slightly. Under budgeted a couple hundred dollars
- Elevator: \$2K over budget from the state inspection repairs earlier this year

- Water line repair: \$3800 that wasn't planned to repair the main line
- Tree removal: \$850 was not planned but still lower than the contractor's price
- Water damage: \$11.5K relates to the insurance expense
- YTD: We've overspent by \$23.5K
- Hoping to be only \$15K over by the end of the year by moving some of these projects to pull from the financial reserves.

2023 Budget Projection

- Pull \$11K from reserves to balance the budget
- Roof issues
- New water heater today—the other is on borrowed time
- Club bathroom needs to be rebuilt
- If we can get some money from the saunas—converting to storage and renting
 - Compare the sq of a unit to the sf of storage space to determine rentable price.
 - See if there's a taker for the entire space

Water Heater

- Had to resolder a pipe on the back of the heater
- That was installed and completed today

Club Bathroom

- Mold was addressed and the room doesn't smell bad anymore

Main Water Line Replacement

- Most expensive \$70K –boring under the building, commercial plumber with warranty
- Other option going through the corner units
- Third option, build a closet around the pipe where it enters up through the floor
- Where do we get the money:
 - Reserves and dues increase (we need an increase)
 - Assessment per unit—was there an issue about not being able to do an assessment? Our CC&Rs allow for the owners to veto the assessment.
 - Special assessment: may need a vote—Matt will check. Most places you just notify them months in advance. If the owner cannot pay then there are payment plans.
 - The more notice we can give the better. Should we do it now and pay for it later?
 - Dues are operational expenses. Assessments are capital.
 - The meter is by the carport, cross by Ann and Buddy, in through the foundation, and up through the floor, and into the ceiling.

- Vote is to proceed with the water line. We're looking at an assessment. Matt will look into the assessment options and the warranty details for the work.
- Need good communication as to what, why, how, etc.

Carport Numbering

- Scott renumbered the carports with unit numbers, replacing the 1-48 numbers. Renumbering was done per the 1995 site survey.
- Alexa Vance 315 and Ann Sanders 110 need to switch
- Renumbering 111, 114, and at least one other stall is not clear. Angie will follow up with Scott on that.

Use for Sauna Areas

- The office on the third floor and the south sauna are finished and available spaces that are rentable as-is or could be modified and subdivided into smaller rentable spaces.
- Update: Scott identified the office to be approximately 300 sf and the sauna room to have a total of 380 sf.
- Matt sent an email out to all owners, asking if anyone was interested in leasing the office space for \$125 per month.

Increase master deductible

- Our insurance rates are going up and raising the deductible will temper the increase
- Matt will work on this ASAP
- The Board voted to raise the master deductible from \$5K to \$15K
- Insurance company will draft a letter that can be sent out to all tenants.
- Update: Matt spoke to the insurance provider and the options are \$5K/\$10K/\$25K/+

2023 Annual Owner's Meeting

- Tues, Feb 7 at 7:00 PM

AC Noise issue

- Cooler weather is coming and the AC units will not be running
- More diagnostics needed to find the offending units.
- Start mapping out which units are generating the noise.
- Let Alex know we're trying to diagnose it but it's going to take time
- Rubber bumpers have been installed under the Field's unit and the two others that we identified

Building Keys

- Judd Smith resigned from The Board since the last meeting and supposedly turned in his keys. Judd has been seen accessing the mechanical room (according to a board member) and has been on the roof multiple times (according to statements made by Alex in 314).

- A board member found the roof hatch unlocked twice in recent weeks.
- The roof lock has been replaced and the common area doors re-keyed
- The code on the mechanical room lock box has been changed and the attending board members were informed of the new code. Explicit instructions will be given to contractors to keep that code private.
- Matt is going to investigate a lockbox with a tethered key that cannot be removed.
- New keys were distributed to the attending board members.

New HOA Manager

- Matt's assignment with WR is changing and he will not be our manager any more
- The new manager, Brenda, manages the building next door

HOA Board Restructuring

- The Board is resolute that it should be reduced to three people
- Ashley and Scott said they would be happy to lead a committee/project

Next meeting

- Plan for annual meeting in early December
- Talk about what to do in the annual meeting, farewell party for Matt, how to reduce the board
- Invite Brenda to the meeting
- December 13th at 6:30

Meeting adjourned at 8:08 PM