

# Terraces at Holladay February 1, 2024 Board Meeting

Attendees: Emily, Linda, Mark

Start: 5:32 PM

End: 6:33 PM

Skipped minutes approval from last meeting.

- Balance Sheet - no questions
- Delinquencies – none

## Unfinished Business

1. Roof leak A207
  - a. Ron Young Handyman, recommended silicone caulking, did the same for 307
  - b. Ramiro pulled up roof tiles, cleaned up and caulked where water was pooling
  - c. See if this works with the next storm, possible install a downspout
2. Utility Closet Damage/Heat Tape
  - a. Minimal damage to units so as not to involve HOA insurance
3. Parking Amendment
  - a. Cannot assign a parking spot to every unit, more residents than units
  - b. Burt wants to know the history of the parking situation
  - c. Who has a designated parking spot and who does not
  - d. This information needs to be on the deed.
  - e. Everyone who does not have a garage should be allocated a reserved covered parking spot.
  - f. Will need to take a survey and get data from everyone, gather information pertaining to proof of ownership, then come up with a lottery proposal.
  - g. This needs to be discussed in the annual meeting.
  - h. Mark to send copy of parking map.
  - i. Add language to joint garage ownership
4. Heat Tape/Cable
  - a. Temperature regulated, light switches in the utility closet are not functional.
  - b. Building A is up and running.
  - c. Building B is experiencing an electrical issue, Emily to follow up.
5. Repaving entire parking lot
  - a. 9k bid, could get potentially lower bids
  - b. Crack seal and seal coat, if not 2024 definitely 2025.
6. Budget
  - a. Over budget by approximately 4K for the year
  - b. Recommendation is to hold on all repairs unless absolutely necessary
7. Elevator Test
  - a. Missing 1 year and 5 year test (2K to 12K), no bids yet
  - b. Cleaning of the pit, Emily to get bids
  - c. Elevator A pit cleaning potentially happened a few months ago

8. Satellite
  - a. Survey the community
  - b. Can we vote as a community to remove this amenity
9. Window Washing
  - a. Targeting April 2024
10. Fire System
  - a. 2 residents have removed smoke detectors, this triggers the fire system alarm
  - b. Individuals are painting or removing sounders/carbon monoxide sensors
  - c. Emily to send out a communication to all residents
11. New Business
  - a. New board members, potentially Allison or Radhika Bhandari (owner but not a resident)
  - b. Mark to potentially be replaced in May at annual home owners meeting
12. Annual inspection on smoke detectors and sprinklers
  - a. Potentially do this in phases as this required entry into each unit, Emily to start getting this priced
13. Reserve Study required every 6 years
  - a. Tells you how much you should have in your reserve account to be fully funded
  - b. Emily to get this process started
14. Annual home owners meeting in May 2024
  - a. Parking
  - b. Budget
  - c. What was done over the last year