



Edinburgh of Holladay

Homeowners Association

2026 Annual Meeting — Summary & Action Items

Meeting	Annual Homeowners Association Meeting
Date	Monday, 11 May 2026
Time	6:30 p.m. – 8:30 p.m.
Location	Cottonwood Creek Assisted Living, 1245 E Murray Holladay Rd, MillCreek, UT 84117
Record Status	Official record — published for HOA record-keeping

Executive Summary

- **Board Membership Extended:** Vlad and Carolyn confirmed for two more years; staggered terms maintain stability and decision-making continuity.
- **Financial Management Improvement:** Transition to First Citizens Bank enhances payment processing; the new budget eliminates rising dues while boosting reserves. Temporary to possible permanent Accounts at America First Credit Unions w/ the intent of maintaining local access to Community monies. First Citizens still in play for use pending what may benefit Community monies.
- **Property Management Update:** Welch Randall engaged for maintenance requests, improving accountability and tracking for all community projects.
- **Emerging Repair Priorities:** Concrete and roof repairs assigned to key areas; funding from increased reserve contributions will support these projects.
- **Community Standards Enforcement:** Updated color schemes and deck maintenance rules implemented; homeowners are reminded to adhere to aesthetic and safety guidelines.
- **Safety Protocols Reiterated:** Clear signage needed for unit visibility; parking enforcement processes outlined to maintain neighborhood order and safety.

Key Topics & Decisions

Board Membership and Governance

The board confirmed continued service of existing members and clarified election terms to ensure stable leadership.

- **Reconfirmation of board members:** Vlad and Carolyn extended their positions for another two years by unanimous vote. Staggered terms (Herbert, Laura, and Jeane each have one year remaining) preserve continuity.
- **Meeting procedures:** Attendance was formally taken to establish quorum; non-speakers were asked to mute and to raise hands before speaking to keep the recording clean.

Financial Management and Budgeting

New banking arrangements and a refined budget aim to balance affordability with long-term reserve growth.

- **Banking transition:** Moving from America First Bank to First Citizens Bank for better interest returns and no online-payment fees on autopay. Signature cards to be finalized by Friday. Check-clearing delays in May and June will not incur late fees.
- **Dues structure:** Monthly dues reduced to \$500, with an additional \$90 routed directly into reserves as a \$1080 Special Assessment — keeping the total homeowner payment at \$590 while avoiding dues increase. Earthquake insurance ($\approx$ \$72,000/yr) eliminated free funds for reserves.
- **Reserve position:** Approximately \$237,000 in capital reserves plus $\sim$ \$104,000 in operating reserves. The board plans to roughly double reserve contributions this year while only spending about half that amount on projects.
- **Expense transparency:** Per-homeowner annual costs include $\sim$ \$180 (management), $\sim$ \$623 (liability insurance, excl. earthquake), $\sim$ \$398 (pool), and $\sim$ \$518 (landscaping). Legal expenses are budgeted at $\sim$ \$4,000 to regain FHA/VA approval.

Property Management and Maintenance

Streamlined intake and clear repair priorities focus the year's work.

- **Property manager:** Welch Randall now handles maintenance and architectural-change requests via portal or email, providing centralized tracking and vendor coordination.
- **Concrete & roof repairs:** Entryway concrete will be done in two stages to maintain access. Roof replacements begin with buildings along Loch Lomond and near the pool, followed by Murray Holiday and other areas.
- **Landscaping:** \$38,000 bid received for a xeriscape transition with drought-tolerant ground cover replacing failing sod. Homeowner-maintained beds must be marked with red or pink stakes.
- **Pool & hot tub:** Pool is fully permitted and will open Memorial Day, with Keel retained for summer maintenance. The board is exploring keeping the hot tub open year-round with an improved cover.

Community Standards and Architectural Updates

Updated color palette and maintenance rules aim to refresh the neighborhood look while controlling cost.

- **Door colors:** Garage doors remain soft tan (SW6141). Entry doors may be soft tan, dark red (Rockwood), black fox, or shutter green. Security doors are limited to soft tan or tricorn black. Repainting required only during the next maintenance cycle.
- **Decks:** Homeowners are responsible for deck upkeep, including removal of moisture-trapping carpeting. Four decks are slated for repair this summer; railings will be painted tricorn black.

- **Storm & security doors:** Storm doors require ARC approval and must match approved colors. Homeowners may remove security doors if preferred.
- **Trash & recycling:** Recycling bins eliminated due to misuse and fines. Two trash bins remain; boxes must be broken down and trash properly bagged.

Safety, Parking, and Community Conduct

The board reinforced safety, parking, and resident-behavior expectations.

- **Address visibility:** Delivery drivers and emergency responders struggle to locate units; the board is reviewing signage options and welcomes suggestions.
- **Parking enforcement:** Vehicles not moved for more than 48 hours may be towed after courtesy warnings. Authority to call a tow is limited; residents on vacation should notify the board in advance.
- **Noise & security:** Residents should contact police for disturbances or suspicious activity rather than confronting offenders directly. Speeding may be reported with license plate and details.
- **Community directory:** An opt-in resident directory will be created; future emails will use blind copy to protect privacy.

Technology and Communication

- **Maintenance portal:** Welch Randall portal is the primary intake; email is accepted as a fallback, with setup help available.
- **Contractor coordination:** Railing contractor Bashkim prefers text communication; the board is consolidating work requests into a shared spreadsheet for scheduling.
- **Meeting tech:** Echo and screen-share issues were resolved early in the meeting; remote participants were confirmed audible.

Action Items — Due-outs by Name

The following responsibilities were assigned during the meeting. Each owner is accountable for status updates at the next board check-in.

Herbert Phinney — Board President / Operations Lead

- ▶ Send corrected budget information to homeowners following discovery of input errors. (Ref. 35:58)
- ▶ Coordinate with Welch Randall and America First Bank to finalize the bank account transition by Friday. (Ref. 20:00)
- ▶ Arrange a meeting with the electrician for irrigation-system fixes at Murray Holiday on Wednesday. (Ref. 46:30)
- ▶ Walk community grounds regularly and continue soliciting bids for concrete repairs; coordinate with property management. (Ref. 58:30)
- ▶ Investigate options to improve address signage for better emergency and delivery service access. (Ref. 59:30)
- ▶ Send communications regarding roof energy assessments and vent-replacement information to homeowners. (Ref. 1:33:00)
- ▶ Monitor parking violations and coordinate towing through approved protocols; liaise with Carolyn for resident notifications. (Ref. 1:40:00)

Jeane — Treasurer / Financial Oversight

- ▶ Manage bank signatures and account handling during the transition to Welch Randall and First Citizens. (Ref. 14:30)
- ▶ Oversee financial reconciliation, bill approvals, and ensure budgeting aligns with reserve and operating accounts. (Ref. 22:00)
- ▶ Provide updates and maintain control over HOA bills before payment releases. (Ref. 18:15)
- ▶ Assist homeowners with financial and billing questions regarding monthly dues and special assessments. (Ref. 34:00)

Carolyn — *Board Member / Community Advocate*

- ▶ Track community-advocate duties, including resident communication regarding parking and community violations. (Ref. 1:41:00)

Welch Randall Property Management — *Property Manager*

- ▶ Accept and process all maintenance and architectural-change requests via portal or email; keep detailed records. (Ref. 49:00)
- ▶ Work with Dreamy Landscaping and manage xeriscape conversion priorities. (Ref. 51:00)
- ▶ Provide support for homeowners who have trouble setting up the online portal for requests. (Ref. 50:30)

Homeowners (All Residents) *Community Responsibilities*

- ▶ Submit requests for door, railing, and deck repairs to the board by end of week for coordination with contractor Bashkim. (Ref. 1:15:00)
- ▶ Notify the board of any extended parking durations or vacation-related vehicle presence to avoid towing errors. (Ref. 1:39:00)
- ▶ Follow trash disposal rules — break down boxes and avoid contaminating bins. (Ref. 1:30:30)
- ▶ Contact the board for approval and ARC submission prior to any exterior door color or style change. (Ref. 1:17:00)

Record Certification

This summary is published as an official record of the Edinburgh of Holladay HOA Annual Meeting held on 11 May 2026. Time references in parentheses correspond to the meeting recording. Homeowners with questions or corrections should contact the board within 30 days of publication.