

**Racquet Club HOA Board Meeting
Minutes – Thursday, 1/7/10**

1. Follow-up items from previous meeting

- a. Liens for past due payments - Liens were placed on 4 units for past dues; for two of those Toby is working on a payment plan; Did that work out? Where are we at?
 - i. Liens are in place for two units; one unit is going to foreclosure; one unit has a completed trustee sale and the bank has taken it back; two units are making payments to try and catch up
- b. Power installation at front entrances is completed
- c. Ensign engineering and Lyman landscape design work – We have the engineering plan and will have the planting plan for the annual meeting
- d. Update on 175-178 garages – the wrong color paint was used on the garage beam. That will need to be corrected next spring. JC is aware of the problem and will address it in the spring

2. Building maintenance

- a. We received another bid on conduits - \$320/conduit as opposed to \$250 from our original bid but JC is not sure that we are comparing similar proposals. We will need to follow up on this.
- b. On units 37 and 38 we have ice running down the wall. It appears that the heat tape is helping to address the stucco repairs in phase 1. JC will keep an eye on units where we did not have heat tape and generate a list of units where heat tape will reduce building repairs. For those that are south facing we can simply install a gutter with heat tape and will not have to heat tape the roof. JC will generate a list of those that would benefit from full taping and those where we can get away with gutter heat tape only.

3. Financial

- a. Finalized recommended operating budget – (\$739.59 per quarter)
- b. Finalized recommended reserve budget framework for 6 years along with reserve amount for next year - (\$240.41 per quarter)
 - i. Finalize recommendations for moving funds
- c. Thus far option C is the favored approach to financing the proposed landscape/irrigation proposal. We will move forward with developing the landscape irrigation plan and use option C as the preferred method to finance it. Importantly, we have a great deal of work to do to build owner approval for the proposal.

4. Other

- a. Sundance preparations (Toby; Andre); signs all the way down east road
 - i. Any requests to tow must go through PMA – towing will only be undertaken if a car is parked in front of a hydrant; blocking a garage; on the grass. Leave a message and the message will forward to a PMA employee
- b. Andre will continue to follow-up on the racquet club renovation and will provide an update at the annual meeting

- c. East entrance conversation with Heinrich (Park City) – slope at the east entrance is correct; there is a culvert under the street at the east entrance and a dip at the west entrance
- d. Mountain Electric generated a specification sheet for heat tape installation; Ben needs to upload it to the website

NEXT MEETING: January 13, 6:00 PM; Annual meeting; Next board meeting March 4, Thursday