



Eagle Springs West

Board of Directors Meeting
December 4th & 12th, 2022 at 5pm MST
Via Zoom

Meeting Minutes

Meeting called to order by Elizabeth, Abe Seconded, All in favor

- August board meeting minutes were approved by email
- Dec 4th Roll call: Elizabeth Mennell, Jennifer Pearl, Jeff Hein, Abraham Vanderspek, Frank Boice, Mike Mallon, Arjun Iyengar, Adam Peters. Absent: John Risner
- Dec 12th Roll Call: Elizabeth Mennell, Jennifer Pearl, John Risner Abraham Vanderspek, Frank Boice, Mike Mallon Absent: Jeff Hein, Adam Peters, Arjun Iyengar

Financial – John and Adam

- At this point early in our calendar year not much to report other than known increases (water, sewer)
- Did get a good rate on insurance
- Electricity and Propane will most likely increase to demand
- First Quarter will be out at the end of the month, no capital expenses that will effect

Air Conditioning – John

- We would need to allow condensers on porch, SVMA would most likely not approve
- We will only approve interior units that can be vented through the dryer port or via window/sliding glass door
- Suggest finding a fabricator to create a plexi piece for venting
- At this point we only have an interior solution for air conditioning

Manager's Report – Adam

- Addressing ice issues on roof from early snow, section above the hot tub area Adam is getting an electrician to diagnose lack of power to roof heating system
- New boiler is up and running well, original boiler working as a backup, feel confident that this backup boiler can work for another 3-5 yrs
 - When we do a new boiler the exhaust pipes will be redone, our emissions have been reduced greatly (more than 50%)
- Swamp cooler leaks from the summer not fixed but will be fixing the pan before the cooler is activated in June
- Given the early activity some projects are delayed so focus will be on high use areas (carpet from fire system leak, staining doors to hot tub, light painting)

- Discussed driveway heating issues, section that is not working and will be addressed by Solitude snow removal
- Hired Steve M. to do a proposal for SRL regarding water system, Adam will meet with him this Tuesday to review facilities
- Adam has been asked to be on the Solitude Village Board with a vote, along with John (ESW), Gayliss (Creekside) and Susan (Powderhorn). Has been assigned a project to determine what will be allowed on exterior appearances for properties

Insurance Follow Up – Abraham, John & Adam

- Goal to make sure HOA is reasonably insured. Owners personal policy and policies for those that rent
- ESE got favorable coverage from Century West (Lemond is our rep)
- We do not have a fire repression system in our attic, not sure how this will affect our rates. Adam will discuss with Impact Fire as to cost to install
- Abraham made motion to research fire suppression system in attic
 - Jennifer Seconded
 - All in favor
- Abraham made motion to have all owners send their insurance dec pages, not sure we are allowed under Utah law to require owners to provide proof of insurance or require insurance, Elizabeth will check with John re his proposal and circle back

Renovations - Frank

- ESW new Remodeling Rule
 - Moved to 3 categories
 - Made the plan far more concise with multiple meetings with Adam
 - Frank would like to make a motion for all to accept, we have asked that everyone read it so that we can vote to accept. If you can't find it log in to google groups to access
 - John made a motion to approve the Remodeling document that Frank provided, seconded by Elizabeth and all approve
- Low-e glass usage/plan
 - Leave to individual owners or to the HOA
 - Can't see the difference when you look outside
 - Concluded that we would like John to ask SVMA to get their opinion on Franks research

Website – Mike

- Website set up post annual meeting, using Wix.com, also same company that SVMA uses, cost is \$350 for 3 years
- Eaglespringswest.org is our address
- Discussed links to events, photos that owners can send to Mike to post
- Agreed that we needed a login for Owners, how are they authenticated

Insurance – Abe

- Ok for Abe to send out an email to all owners to ask for insurance info also ok to include insurance letter, if we don't get any info then we will call

Meeting Adjourned at 6:03P