

Sun Peak HOA Annual Meeting
November 16, 2011
7 p.m.

1. David DuBois called the meeting was called to order with the following Board members in attendance:

David DuBois - President
Wendy Cole – Member at Large
Val Langan – Vice President
John Renola – Member at Large

2. **Minutes Approval.** The October 5, 2011 meeting minutes were approved.
3. **Quorum.** There was not a quorum to hold the annual meeting. There were owners in attendance representing 23 votes and 149 proxy votes presented. 221 votes are required for a quorum to represent 40% of the available votes. The annual meeting was adjourned until tomorrow, November 17, at 5:30 p.m. The By-laws require this adjournment to a rescheduled meeting be not more than 7 days from the adjourned meeting. An informational meeting continued for those in attendance.
4. **Election of the Board of Trustees.** Rescheduled for November 17, 2011 at 5:30 p.m.
5. **Finances.** Brenda Lake reviewed the HOA's finances.
 - a. The current Balance Sheet was reviewed.
 - b. 2012 Budget. The 2012 budget was reviewed. The dues will remain the same for 2012. An owner commented that if the HOA does decide to have a review of the accounting that it should not be a "certified audit" but a "review" instead and also that review would be less expensive if it was done in April instead of December.

6. Annual Accomplishments/Events

- a. Replaced the pool filters with new cartridge filters and replaced bad heat exchangers on the pool heaters
- b. Replaced a number of rotted railings and posts on clubhouse deck
- c. Painted the clubhouse railings and deck
- d. Installed metal posts in front of new mail kiosk at the clubhouse
- e. Replaced the pool gate and posts for better security and reliability
- f. Cut down eight large dead trees in the open space between Mahre and Bear Hollow Drive
- g. Stained the mail kiosk on Worthington Drive
- h. Raised the bridges on Sun Creek Trail

7. **CC&R Violations.** David DuBois gave the report.
 - a. Exterior Lighting. Reminder about turning off exterior lights at 11 p.m., consider replacing old clear glass light fixtures with opaque glass or at least reducing the wattage of the bulbs
 - b. Boats, trailers, and campers cannot be stored in driveways but can be parked for up to 72 hours for active loading and unloading.
 - c. Any exterior changes to properties must have approval from the Design Review Committee before work can begin.

8. **Trail Report.** Dave DuBois gave the report. Sections of the Sun Creek trail were damaged during the spring run-off so a significant amount of trail maintenance was required. The bridges were raised and this should help considerably during next year's spring run-off.

9. **Vacating Roadway at the End of Flanders Way.** On the corner of Flanders and Voelker there is a stub of a street that ends at the Canyons golf course and is unused. The two neighbors there are petitioning the county to vacate the roadway making that property theirs, and a portion the HOA's since there is a section of HOA common area adjacent to this road. The asphalt and curbing would be removed at their expense and would become their personal property and the HOA's common area. David DuBois suggested a trail easement on the property to allow Sun Peak residents access to the Canyons property. The Board supported this road vacation with the requirement for a trail easement and will write a letter to the County about it.

10. **Utah Olympic Park.** The Utah Olympic Park has a long range plan to build athlete housing, support services buildings, office space, educational space for the Winter School and to expand the day lodge on their property. It is understood that there is a deed restriction on the Utah Olympic Park property that no construction can take place on the Sun Peak side of the mountain.

11. **Gondola to Solitude.** Canyons has proposed installing a gondola from Canyons property to the Solitude parking lot. David DuBois gave some positive aspects of this proposal including the great opportunity to be able to ski both resorts but maybe, most importantly, the reduction of car trips from Park City to Solitude and vice versa each year.

12. **Member Input.** An owner requested that dog litter bags be replenished at the Worthington Drive mail kiosk. These bags will be replenished. She also wants to see Christmas lights installed somewhere on the "Voelker" side of Sun Peak. The Board will consider this. She also wants the HOA's support in trying to stop the renters at the Timberwolf condos from skiing across the Sun Peak properties on Voelker between Canyons and Timberwolf. Several suggestions were given including calling law enforcement when this happens and posting signs that say "Please respect private property". An owner was concerned about the moose in her yard. The response from the attendees was that moose are a regular occurrence in Sun Peak.

13. **Set Next Board Meeting.** The next board meeting will be held in late January.

14. **Adjournment.** The meeting was adjourned at set 9 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

NAME

DATE