

MINUTES
Joint Board of Directors Meeting for the
Powder Ridge Village Owners Association, Inc.
&
Powder Ridge Timeshare Association, Inc.
July 2, 2019

I. CALL TO ORDER/ ROLL CALL

Meeting was called to order by Dave Edwards at 1:05 PM at the VRI Salt Lake City Office. The following persons participated in the meeting:

Board Members

Dave Edwards, President
Pat Craythorn, Vice President
Grant Hodgson, Secretary
David Pendergast, Board Member
Steven Christensen, Board Member

Management

Cathy Hillstead, General Manager (via phone)
Richard Johnson, Director of Resort Operations
Jessica Richens, Administrative Assistant

II. APPROVAL OF MEETING MINUTES

The board was presented the June 17, 2019 meeting minutes meeting minutes.

A Motion was made by Dave Pendergast to approve the June 17, 2019 meeting minutes as presented. The motion was seconded by Pat Craythorn and passed unanimously.

III. REPORTS

1. April 2019 Financial Report: Richard reviewed with the board the April 2019 financial report. Richard explained the operating account has a projected balance of \$136,229 at year end and the reserve account has a projected balance of \$239,408 at year end. The board had several questions that were answered by Richard Johnson.
2. Special Assessment: Richard reported the special assessment has so far brought in around \$125,000 to the association which is good since the due date for the special assessment was July 1, 2019.
3. Schonwit Engagement: The board was presented three (3) bids from Schonwit and Associates for them to do the year end audit for the association, the year end financial statement and a bid for their year end taxes.

A Motion was made by Grant Hodgson for Schonwit and Associated to prepare the year end taxes but do no audit this year as they have an audit done every other year. The motion was seconded by Pat Craythorn and passed unanimously.

4. On-site Report: Cathy reported to the board about the long term renters that want to be there October and November that would be interested in trading work for a discounted rental rates. They will work with Cathy and Gary on the rock work, sky lights and other projects they are crafted in. Cathy also reported to the board about the pool leak and they have detected the issue being the intake hose and was able to cap it off. Cathy stated they will have Fiber up there next week for the Wi-Fi install.

The board also discussed Grant Snow's longevity and dedication to the Powder Ridge Board and wanted to express their appreciation for his service.

A Motion was made by Dave Edwards and seconded by Pat Craythorn to get Grant Snow and his wife some PRV hoodies, a card for the board members to sign and also approve \$100 gift card to a nice restaurant. The motion passed unanimously.

5. MROP Weeks: Richard expressed to the board that MROP would be interested in taking all their unsold inventory. Richard explained there are still in the process of negotiation as MROP would want to be categorized in its own maintenance fee class. The board discussed if that would have to have a rewrite to the Association documents. Richard would get items together and present something to the board by the August meeting.

A Motion was made by Grant Hodgson to spend legal fees with Jeff Hollingsworth to get an opinion on a path to go for lower maintenance fees with our declarations without changing the documents. The motion was seconded by Dave Pendergast and passed unanimously.

The board discussed the delinquent weeks of the Association and what would be the fastest/cheapest way to retain those weeks back to the association.

A Motion was made by Steven Christensen to foreclose on any accounts over 1 year delinquent. The motion was seconded by Grant Hodgson and passed by unanimous vote.

6. Land and Title Issues: Dave Edwards reported to the board about the last meeting with Mike Moyale on the easements of his property and Powder Ridge. The board had many concerns expressed to Dave Edwards.

A Motion was made by Dave Pendergast to work with Jeff Hollingsworth and research the limitations of the easements, if they damage the roads with their heavy machinery as to who would be responsible for the costs. What are the rights of Mike Moyale and Powder Ridge Village. The motion was seconded by Pat Craythorn and passed.

Dave Edwards also reported to the board on the HRAF/ BIG D about the land in the center of the Powder Ridge property. The Association has been paying the taxes on that land for some time now.

A Motion was made by Steven Christensen and seconded by Pat Craythorn to offer to pay \$5,000 to purchase the land in the center of the property. The motion passed by unanimous vote.

Dave Edwards reported to the board that he is still working with the owners trying to get a hold of Wayne Petty and Glenn Saxton on the title issues at Powder Ridge.

A Motion was made by Dave Edwards to authorize himself as representation of the association to personally contact Wayne Petty and Glenn Saxton. The motion was seconded by Dave Pendergast and the motion passed.

IV. NEXT MEETING DATE

- a. August 27, 2019 Budget Meeting 12:30 PM Lunch/ 1:00 PM meeting- Bayview Elementary
- b. September 17, 2019 Board Meeting 1:00 PM- VRI SLC Office
- c. October TBD, 2019 Board Meeting 1:00 PM- Powder Ridge Village (Need to change)
- d. November 12, 2019 Employee Dinner

V. ADJOURNMENT took place at 3:00 PM.

Approved