

**MINUTES OF THE ANNUAL MEETING
OF
THE SPIRO CONDOMINIUMS OWNERS ASSOCIATION**

December 4, 2009

The annual meeting of the Spiro Condominiums Owners Association was held on December 4, 2009 in the offices of Resorts West, 1795 Sidewinder Drive, Park City, UT.

Attending in person:

Rory Murphy, President
Chris Connabee, Trustee
Steve Perkins, Silver Star Property Manager
Gavin Dalton, representing Resorts West
James Ballstaedt, representing Resorts West
#1104 Lisa Hovey

Attending via phone conference:

#1202 Paul Turpanjian
#604 Kevin Kemp
3103 Rick Smaligo
#3303 HT Simonton
#101 Brett Okland
#1204 Dan McGurl
#1302 Rex Elsass
#2102 Sun Choe
#603 James Quigley
#804 Geoff Mullin
#802 George Tsatsos
#801 Ira Kovel
#904 Kent Johnson
#3103 Rick Smaligo
#3101 Chris Powers
#4203 Doug Fielding
#501 James Wrigley

Proxies:

Proxies for 7 owners were held by other owners present and voting.

The meeting was called to order at 11:25 AM MST by Mr. Rory Murphy.

Minutes of the annual meeting held December 5, 2008 were reviewed. Upon a motion duly made by Mr. Brett Okland and seconded by Ms. Lisa Hovey, minutes were approved as written.

Financial:

Mr. Murphy stated that the Spiro Home Owners Association is in good shape financially, with money in the Reserve account.

Mr. Gavin Dalton , Resorts West Controller, discussed the Balance Sheet as of September 30, 2009. A few owners' dues are in arrears. Substantial efforts are being made to get these owners current. A lien will be placed on those properties which are still delinquent after the first of the year. Under Current Assets, Mr. Steve Perkins, Silver Star Property Manager, explained that there was an insurance claim from a sprinkler leak in one of the buildings last year. Some insurance monies were paid to a few owners who had lost rental income and some was owed to Premier Resorts. Mr. Perkins did not authorize a payment to Premier but has held those monies pending Bankruptcy Court decisions.

Mr. Perkins discussed the Profit and Loss statement through September 30, 2009. Dues will not be increased. Mr. Perkins stated that accounting has been a challenge this year due to the Premier issue and working with several different accountants. He mentioned that Mr. Dalton had brought the HOA accounts up to date. Mr. Perkins indicated that some of the money charged to landscaping will be moved to the Master Association account. Total expenses to date show the HOA is about \$20,000 under budget.

2010 Budget:

Mr. Perkins stated that several categories show decreased budgeting due to conservation efforts. The reserve fund has \$17,000 budgeted. The largest budget increase is for dues payable to the Master Association. Monies are being reallocated from one category to another to reflect proper costs. Most of the landscaping falls under the Master Association jurisdiction: street frontage, pool, emergency road, peninsula.

A motion to approve the 2010 operating budget for the Spiro Home Owners Association was duly made by Ms. Hovey and seconded by Mr. Okland. The motion carried.

Election of Trustees:

Mr. Perkins stated that both Mr. Chris Connabee and Mr. Dan McGurl's trustee terms were up. Mr. Murphy nominated Mr. Connabee for an additional year of service. Ms. Hovey seconded this nomination. Mr. Murphy nominated Dr. George Tsatsos to replace Mr. McGurl. Mr. Perkins will check the length of the term but believes it to be one year.

A motion to elect Mr. Connabee and Dr. Tsatsos to the Board of Trustees of the Spiro Condominium Owners Association was duly made by Mr. Murphy and seconded by Ms. Hovey. The motion carried.

New Business:

Wireless Internet Update: Ms. Hovey requested an update on the status of building wide wireless internet. Mr. Perkins stated that he had looked into it this year and had received a bid for installation. He has also talked with Comcast, who may agree to put in the infrastructure at no cost to Silver Star. This option would require changing from the current satellite plan. Mr. Perkins will be working on this during the winter season with the intention of having a more definitive plan by spring. Currently the owners with wireless capabilities have it through their phone service at a monthly cost of \$45. Mr. Perkins noted that, based on what provider is eventually chosen, this amount may become part of HOA dues. Mr. Perkins has recently received an offer of assistance from the Sundance IT director. He also noted that Silver Star now has the capability of looking at bulk deals with different vendors. He pointed out that Silver Star is now in a position to withdraw from its current satellite contract without penalty. Mr. Perkins will pursue all options in this area. Some alternatives will be dependent on type and amount of usage. Mr. Murphy would like to have several options to discuss at the next quarterly meeting, evaluate them and possibly make a selection. All owners would be notified prior to this meeting, enabling them to express their opinions and concerns. Mr. Perkins noted that, according to the declarations, the Board has the authority to make this decision. The goal would be for all utilities be under the umbrella of the HOA due to its bulk buying ability. He believes that the issue could be resolved in this manner.

Concrete Repair – Pool Area: This is a cost charged to the Master's Association. Mr. Perkins stated that a sealer had been applied to the area in question to arrest further damage this winter. The area will be recoated in the spring. The problem was caused by an employee's penchant for using an excessive amount of salt instead of ice melt. Mr. Murphy stated that the patch will be repaired during the off season and will be relatively inexpensive.

Gutter/Heat Tape Issues: Discussion concerning Phase 1 buildings that had gutters and heat tape which were later removed because of extremely high utility bills. Some weren't working. Mr. Perkins has budgeted some funds for heat tape and gutters and the developers will be installing some as well. Mr. Perkins stated that heat tape is an ongoing repair issue. Winter weather conditions in Park City are difficult on heat tape.

Spring Thaw: Discussion of spring snow melt with the accompanying dripping from roof tops onto lower level decks. This occurs throughout the project –most first floor condominium residences, townhouses and cottages are affected. Heat tape and gutters would be a massive expense. Gutters would need to be replaced within 10 years due to the weather conditions – a large expense. A cheaper alternative would be having the windows washed in the spring. Mr. Murphy suggests that since it's an HOA impact, a possible solution would be putting it on the maintenance schedule – windows washed, hot tub wiped down, ice removal from the balconies on the lower floor – anywhere that another unit is being impacted. It was suggested that when weather is warm enough, the upper roofs could be cleared of snow. Ms Hovey noted that the

spring thaw is a part of living in the mountains and certain inconveniences are to be expected. The roof is snow staked to prevent large slabs of snow/ice from crashing to the ground.

Restrooms near pool, adjacent to the exercise room: request for a bench and a couple of hooks in each – double as a changing room.

Van service will begin on Dec. 18, 2009 unless a need arises before that date.

Access codes will be changed after the end of the season but will remain the same through this season.

Mr. Perkins stated that a website will be up and running within the next few weeks. HOAs will receive a notice via e-mail on how to connect to the site. It will provide owners with pertinent info and current updates. Mr. James Balstead noted that a website is a more attractive option for owners than a newsletter. Mr. Kent Johnson offered to assist.

2010 Meeting Date:

The proposed date for the next annual meeting of the Spiro Condominium Owners Association is December 3, 2010. Sixty days notice is required.

Mr. Murphy suggested working through some of the guest services issues at the quarterly Board meeting held in November.

The meeting adjourned at 12:05 PM.