

TUHAYE HOMEOWNERS ASSOCIATION
Q2 & Q3 2022 BOARD MEETING MINUTES
OCTOBER 20, 2022
11:30 AM to 11:55 AM

BOARD MEMBERS PRESENT:

Jeff Butterworth | Storied Living DV
John Corbett | Storied Deer Valley
Lisa Reynolds | Storied Deer Valley

IN ATTENDANCE BY PHONE: Bob McFarland, Jeanine Baum, Rob Unikel and Kim Norris

STAFF PRESENT: Trish Waterman, Jessica Layton, Steve Mair, Codiann Lance, Steve Sovinsky and Tonya Farnsworth

MEETING CALLED TO ORDER: Jeff called the meeting to order at 11:33 AM.

REVIEW AND APPROVAL OF THE JUNE 1, 2022 BOARD MEETING MINUTES:

Lisa made a motion to approve the meeting minutes, John seconded and the motion was carried.

Q2 & Q3 2022 FINANCIAL REVIEW:

- YTD Revenue is \$2.8M, compared to \$1.4M budgeted.
 - YTD Reinvestment fees are \$1.78M, compared to \$600K budgeted.
 - YTD ARC Review fees are \$291K, compared to \$125K budgeted.
- YTD Expenses are \$950K, compared to \$1M budgeted.
 - Bank fees are slightly over budget as more people are paying annual dues with a credit card.
 - Office expenses are over budget by \$6,000.
 - Fuel is over budget.
 - Security is over budget due to the promotion for the management position.
 - Entryway and Gatehouse are over budget by \$5K. A new barn style door for the gatehouse was purchased because the old one was falling apart.
 - Payroll is over budget by \$16K due to wage increases for maintenance staff after 2022 budget was approved.
 - Road expenses are over budget by \$12K, due to replacing aging light fixtures and some light repairs.
 - All other expenses are at or under budget.
- YTD Net revenue for Q3 is \$1,874,433, compared to \$359K budgeted.

2023 PROPOSED BUDGET:

- The 2023 Annual Assessment amount is proposed to decrease by 5% to \$2,565 per lot. 2022 dues were \$2,700.
- Budgeted Reinvestment fees remain at \$800K.
- Budgeted Operating Expenses Increased by \$166K.

- Office expenses are up \$7K. Aging computers will be replaced.
 - Auto Insurance is up \$3K due to increased value of newer trucks.
 - Vehicles and equipment budget increased by \$3,500.
 - Fuel is up \$4,500 due to higher gas prices.
 - Security is up \$33K. This is due to the security manager promotion and reducing the security allocation from Empire Pass to 40% of the overall budget. Historically the split has been 50/50, but the manager promotion position oversees the Gatehouse so this re- allocation was needed.
 - Entryway and Gatehouse are up \$3,750. The gas budget to heat the entry driveway was increased.
 - Landscaping and trail maintenance was reduced by \$42K. We had budgeted too high for the cul-de-sac landscaping improvements last year. 2 more cul-de-sacs will be done in 2023.
 - Maintenance Parts and Materials were reduced.
 - Payroll is up \$221K related to the following:
 - \$40K Cola
 - \$60K for the new mechanic split. Our mechanic historically has been 100% expensed to Empire Pass. Tuhaye now has a larger fleet of vehicles and requires a 30% allocation of the mechanic's time. A Full-Time mechanic will be hired and 30% of his time will also be allocated to Tuhaye.
 - \$72K to mid-year maintenance and a few other wage increases, which were not budgeted last year.
 - \$47K for a new Gatehouse / Security position we filled this past summer.
 - \$2K for benefits
 - Road Expense is up \$11K for additional salt to cover additional roads.
 - Depreciation is up \$22K related to new equipment purchases.
 - The proposed 2023 Reserve allocation is \$250K.
 - The next reserve study will be done in 2023 and will include an equipment reserve study.
- John Corbett made a motion to approve the 2023 Budget as proposed, Lisa seconded, motion carried.

CONSTRUCTION UPDATE:

- There are currently 92 homes under construction.
- There are 150 homes built and 593 total lots sold.
- There are approximately 50 single family homes going through the architectural review process or waiting on building permits with Wasatch County.

PROPERTY MAINTENANCE AND IMPROVEMENTS:

- The temporary speed bump at the exit of the gatehouse has been removed for the winter and will be replaced next spring. Please slow down when entering and exiting the property.
- Maintenance crews have been cleaning out storm drains and silt sacks.
- Crews continue to work on weed abatement.

MANAGER UPDATES:

- Year to Date Sales 2022: 42 resales and 103 original sales at the time of this report.
- The plans for the new gatehouse building at the back gate are into Wasatch County. We anticipate the permit to be ready to be pulled by mid-November.
- Construction on the mailbox expansion has started. There is a temporary walkway around the back of the mailbox house to access boxes during this first phase. We appreciate your patience as this project continues, and we will continue to send out updates as the expansion progresses.

- The location for the dog park will be to the east of the tennis courts and will start next spring.
- The HOA will be installing a 5 foot wide walking trail along Tuhaye Park Drive starting at the Welcome Center down to the Clubhouse on the west side of the road. There are plans to expand the walking trail around the community linking various areas to the Clubhouse. We anticipate starting the trails next spring.
- DwellingLive: The HOA recently sent out a link of how to download the DwellingLive APP. As a friendly reminder, every Tuhaye owner can utilize the Dwelling Live app for access to the community 24 hours a day. If you have not downloaded the app yet, please make sure you have received an email from Dwelling Live directly prompting you to register on their website. If you are not sure you received the email from Dwelling Live, please go to <https://community.dwellinglive.com> and the temporary password is Talisker1.
- In anticipation of the future completion of the mailbox, the Kamas Post Office has asked us to relay these friendly reminders regarding mail and delivery.
 - a. Please make sure to check your mailboxes frequently at the existing mailbox kiosk. The existing boxes and the parcel boxes in the mailbox kiosk are continuously full and need to be emptied regularly to allow for delivery.
 - b. Only completed homes with a Certificate of Occupancy, closing documents or utility bills presented to the Kamas Post Office are eligible for a mailbox in Tuhaye.
 - c. The Tuhaye HOA does not issue mailboxes, nor do we have access to keys for the mailboxes. This is all done through the Kamas Post Office.
 - d. If you have a home under construction, please do not send packages to your address. The address is not yet eligible for a mailbox and the Kamas Post Office will return the packages back to sender.
 - e. To accommodate all owners in the small building at the gatehouse, the Post Office will deliver only 5 packages at one time per household to the front gate. Before more packages can be delivered, they will need to be picked up first. If there are more than 5 packages you will need to pick them up at the Kamas Post Office.
 - f. We have asked the Post Office to let the gatehouse know if you have more packages to pick up at the Kamas Post Office. The gatehouse will email and notify you. The Kamas Post Office will not contact you to let you know you have packages at the Kamas Post Office.
- Dogs should be leashed at all times for their safety. Owners are required to pick-up after their dogs and dispose of the waste in an appropriate trash receptacle. Please help us keep the streets clear of dog waste.

NEW BUSINESS:

There was no new business.

ADJOURN:

John made a motion to adjourn, Lisa seconded and the meeting was adjourned at 11:55 AM.