**Trails at Navajo (TAN) HOA Annual Meeting Minutes**

**September 1, 2018, 11:10 am @ Fire Pit**

* The meeting started at 11:10 am conducted by Jeffrey Fenske, TAN HOA manager. Proxies were collected from Claude Slack, CPA, Jeffrey Fenske, and HOA members in attendance. There was a quorum of 46 Owners represented at the meeting (61% of total 75 Owners) and the voting was binding. The attendance and proxies are listed below.
* Roll Call was taken and Attendance on 9/1/18 was as follows: Dave Adams, Scott Bennett (Stan & Judi Nielson), John Cottam, Jeff Davis, Matt & Elle Duff, Jeffrey Fenske, Doug Fife, Beth & Peter Frenzel, Trent Horn, Adam Seward, Cheryl & Terry Truesdale, Burke Wilkerson, and Bob & Julie Ydens.
* Proxy representation and Lot #’s are listed on final page.
* Jeffrey Fenske explained the Proof of Notice of TAN HOA Meeting was verified by Claude Slack, CPA, and the 10 Day notification requirement had been met in calling for the annually scheduled TAN HOA meeting on 9/1/18. In addition, TAN HOA is registered with Utah Corporations, corporations.utah.gov and HOA Utah, hoa.utah.gov with TAN ID # HOA1027463751837.
* The minutes of the 2017-18 HOA meeting were distributed for review and corrections. A motion was made by Dave Adams and seconded by Bob Ydens to approve the minutes with corrections to clarification on Annual and Location of Meeting, and a Quorum present. The vote was unanimous and motion carried.

**Reports-Old Business**

* TAN continues to forge ahead with an aggressive campaign on current and future fire prevention through awareness and mitigation by dead tree/ branch removal. Available TAN HOA Repair and Maintenance funds and potentially General Funds can be used to support dead tree & branch removal and clearing from Owner Lots including unsafe proximities to homes in addition to TAN Common Areas. Jeffrey Fenske will consult with BH Fire Chief Benson to determine if TAN qualifies for any Federal and/or State Funds.
* Jeffrey Fenske reported that TAN’s New Website is trailsatnavajo.org and available for log On for a higher User-friendly experience. In addition, TAN’s “Virtual Security” system continues to progress, and our security cameras are available for Owner viewing through our TAN Website under Camera’s Tab.
* BH Town is scheduled to crack seal TAN residential roads according to BH Town schedule this Fall/2018. Expectations are for TAN Owners to keep vigilant watch on residential conditions of our streets and corresponding erosion for the purpose of evaluating the resurfacing process and making suggestions for next phases of our micro-resurfacing.
* The Grand Lodge has been sold and reopened as Best Western Premier benefiting BH Town and visitors. Unfortunately, TAN’s facilities usage agreement in the past is no longer available due to corporate rules on use of facilities. Requests were made to potentially share facilities with Cedar Breaks Lodge, but corporate guidelines do not allow.
* Three new homes are currently under construction in TAN, and a Trails @ Navajo Welcome goes out to Owners Terrel Bird (Lot #29), Alberto and Karen De La Paz (Lot #43), and Ron and Patty Ayers (Lot #39).

**New Business**

* **It has been proposed that the Declaration of Restrictive Covenants and Conditions (CC&R’s) for the Trails at Navajo be amended (Fourth Amendment & Supplement) to revise Restrictions on Leasing and Non-Owner Occupancy for periods of less than 90 days. Statutorily required exemptions would also apply.**
* Utah HOA Code requires at a minimum an annual TAN HOA meeting to reasonably allow time to conduct HOA business. A minimum quorum of **60%** required to amend CC&R’s **was** established with 61% in attendance and/or proxy. Final voting results were shared from Certified Vote by US Mail through Claude Slack, CPA (69% of Owners were in Favor of Fourth Amendment) revealing formal Amendment to CC&R’s.
* HOA manager reported that the TAN Board of Directors agreed to follow Brian Head Town’s Business License Application process as an initial practice to qualify the 22 remaining licenses (Seven current BH Town Licenses as of 9/1/2018). Owner John Cottam forwarded the idea of tightening TAN’s current CC&R’s and/or Rules & Regulations instead of restrictions. Owners Cheryl & Terry Truesdale view this (Fourth Amendment) current recommendation as a compromise in a manner consistent with multiple Owner interests. Owner Jeff Davis and Realtor Carrie Dever offered the suggestion that a provision be considered where the Owner/Renter’s Short-Term Rental Rights expire upon Sale of Property/Lot and not contingent upon Brian Head Town Business License Fee payment; therefore, enhancing Owner opportunities if a “Waiting List exists.”
* No additional TAN CC & R changes were discussed or proposed at this time.
* The rationale for responsible Short-Term Rental Rights protocol generated discussion and dialogue. Developing the support of future home-building within TAN and vision of increased short-term renters, increased rental responsibilities relevant and respectful to all Owners are necessary for accountability. Tan’s Rules & Regulations (Living Draft) will be the reference document for this development to enhance clarification and transparency in manner receptive to Owner’s input and interests.
* Discussion took place on increased rental responsibilities to be included with initial Rules & Regulations content. To provide foundation, HOA Manager will commence the preliminary process of adding relevant rental guidelines to Rules and Regulations to allow reasonable time and transparency that tightens and creates high standards of culpability of Owners. A requested annual budget of $1,800 adjusted to 2018-19 budget proposal was forwarded.
* Forward thinking and planning for TAN’s residential parking challenges were generated as legitimate concerns in connection to Short-Term Rental Rights; therefore, TAN HOA will consider relevant **Parking** content added to Rules & Regulations.
* Fire Prevention/Mitigation, Parking, and Snow Removal remain top priorities within HOA; therefore, Owners were in agreement to continue to use TAN HOA funds to subsidize 50% of the cost of dead tree/branch removal from their lots and Common Ground through Fall, 2018.
* A Stop Sign and Ski Cross/ Crosswalk placed by BH Town across Trails at Navajo residential road is the leading option to address safety adjacent to lots #39 and #52 that connects ski run (common ground).
* Jeff Crabdree (Parowan) will continue to maintain our ski tunnels located across common areas in order to manicure and prepare for easier passage and gliding throughout winter ski/snowboard season.
* A summary of the 7/31/2018 financial statements and expenditures (prepared by Claude Slack, CPA) were distributed and reviewed for the purpose of transparency (see financial report posted on Trails @ Navajo website). The 2018-19 budget proposal for revenue and expenses was distributed, and discussion ensued:

1. Jeffrey Fenske reported that Trails @ Navajo HOA’s Total Liabilities and Stockholders’ Equity balance was $120,780.75 as of 7/31/18.
2. Jeffrey Fenske explained that remaining listed Budget categories were similar to the 2017-18 TAN HOA Budget.

* With these budget proposals Jeff Davis motioned and seconded by Dave Adams to approve the 2018-19 budget as outlined below. The vote was unanimous and budget proposal carried.
* Jeffrey Fenske opened up nominations to the HOA Board of Directors. No new nominations were motioned, and no Owner in attendance or through Proxy indicated interest to become a nominee to the Board.
* Jeffrey Fenske opened nominations to the Architectural Review Committee (ARC). No new nominations were mentioned, and no owner through Proxy indicated interest to become a nominee to the ARC.
* Continued vigilance is best means to monitor motorized usage on TAN’s Common Ground and Owner Lots. Video surveillance network assists in identifying outside illegal transgressors entering ski run property and TAN. Residents can assist with spreading expectations of Common Area and private property guidelines.
* With no other items of business, a motion was made by Dave Adams to adjourn, and seconded by Terry Truesdale. The HOA meeting adjourned at 12:55 pm.

**TAN Board Members**

* **Adams, Dave**
* **Crockett, Kristine**
* **Fenske, Jeffrey**
* **Horn, John**
* **Weaver, Scott- President**

**TAN Architectural Review Committee**

* **Adams, Dave**
* **Ayers, Ron**
* **Horn, Barbara**

**2018-19 Budget Approved**

Revenue

Dues $29,184.00

**Total Revenue $29,184.00**

Expenses

Rocky Mtn Elec & Wifi-Annual $900.00

Claude Slack, CPA Accounting $3,000.00

HOA Manager $6,000.00

Insurance $2,500.00

Legal Fees $2,500.00

Office/ Technology/ Security Expenses $1000.00

Property Taxes $500.00

Repairs & Maintenance $6,200.00

Taxes $250.00

Trail Grooming $4,000.00

Web Site Management $500.00

TAN Short-Term Rental Accountability by HOA Manager (Trial) $1,800

Reserve $34.00

**Total Expenses $29,184.00**

**HOA Meeting – Lot Owners Represented**

Lot Owners/Representatives/Family (In Attendance + Proxies) Lot # (s) Represented

Terry & Cheryl Truesdale 3

Ron Ayers 7,39

Holly Sasaki 8

Glenn Bingham 11,13

Bob Andruss 14

Brett & Kristine Crockett 15,16

Charles Harpster 17

Pat & Peggy McCullough 18

Jerry & Kristine Twiggs 19

Thomas & Krista Waddell 22

Ryan Ratner 23

Tara Sweeney & Jenny Bishop 24

Scott Armour 28

Dave Adams 30

Barbara & John Horn (Trent) 31

Thomas & Keriann Barlow 33

Doug Fife 35

Stan & Judi Nielson (Scott Bennett) 37

Mont Ringer 38

Adam Seward 40

Brian Head Resort (Burke Wilkerson) 41-42;45-48;50-52

Karen & Alberto De La Paz 43

Jason Nielsen 57

Wells Family (Greg & Michelle) 58

John Cottam 61

Jeff & Joni Davis 62-65,74

Lester Quam 66

Jeffrey Fenske 68

Beth & Peter Frenzel 71

Matt & Ellie Duff 72

Julie & Bob Ydens 73

Steve & Shauna Marx (Belmont Anderson) 76

Martin Davis 77

**Total Owner Lots Represented: 48/75 (64%)**