



2025 Annual Meeting Minutes
October 20, 2025. 6:00 pm
3268 Meadows Dr and by Zoom.

1. Welcome and Introduction of Attendees

- Meeting called to order at 6:15 after Zoom link issue resolved.
- Board members Sharon, Joel, Scott and Debbie present. Judy unable to attend due to travel.
- Managers Heidi and Doug present.
- Thank you to Beano for hosting.

2. 2024 Annual Meeting Minutes

- Minutes reviewed without comment.

3. Financial Report

- Current Balance Sheet - HOA remains in good financial health with \$60k in bank.
- 2025 Profit & Loss - Landscaping at mailboxes and need for backflow prevention valve increasing costs for larger deficit than budgeted.
- 2026 Budget - dues increasing to \$225/yr to bring budget closer to balanced in 2026 while maintaining healthy cash reserve for unexpected contingencies.

4. Social

- Social event in July was well attended and well received.
- Planning a similar event for 2026, most likely in late July.
- Manager to send early notice of event date and reminders as event approaches. Also post notices at mailboxes with date and time.

5. Nomination/Election of Board Members.

- The By-laws adopted in April 2023 now allow 3 to 5 board members with 3-year terms. Debbie, Judy & Scott were elected in 2023 and will serve until 2026. Susan was re-elected last year and will serve until 2027. Joel Shine was elected last year and will serve until 2027.
- No vacant positions to fill this year.

6. Reminders

- Please keep fire hydrants clear of snow.
- Any changes to exterior of home should be submitted for Design Review Committee review (renovations, new paint or roofing, landscape changes etc.).

- Park City is now enforcing “dark sky” regulations. All new exterior light fixtures must comply. No visible bulbs permitted (most floodlights and older coach lanterns). Seasonal lights permitted November 1st through March 1st. Seasonal lights must be off by 11:00 pm.
- Fire hazard mitigation. PCFD recommends removing deadwood and trimming branches to 4-6’ above ground depending on tree height.

7. New Business

- Dyer’s woad and thistle on adjacent City water tank parcel an issue. Manager to work with City next spring to stay on top of City weed control.
- Sidewalk weeds an ongoing issue. Owners with frontage on two roads to be reminded of their duty to remind both sidewalks. If owners not addressing, manager to address and back-charge owners.
- Not all owners compliant with new backflow prevention regulations. Manager to send out contact info for contractors that can hire to address in the spring.

8. Adjourn

- Meeting adjourned at 7:00 pm

CURRENT BOARD MEMBERS:

- Susan Brewer, Joel Shine, Debbie Macdonald, Judy Epstein, Scott Wertheimer