

EMPIRE PASS MASTER OWNERS ASSOCIATION

Q2 & Q3 2021

Board Meeting Minutes

October 20, 2021

10:00 AM to 11:00 AM

EMPIRE PASS MOA BOARD MEMBERS:

Doug Ogilvy | President

David Ash | Wells Fargo

Jeff Butterworth | Storied Living DV

Lisa Reynolds | Storied Living

Jay Wasserman | Homeowner Representative-not in attendance

Jack Mueller | Homeowner Representative

IN ATTENDANCE BY PHONE:

Mark Yarborough, Rory O'Neill, Greg Jansen, John Baker, Bill Elkus, David Houck

STAFF PRESENT:

Trish Waterman, Jessica Layton, Steve Sovinsky, Steve Mair and Tonya Farnsworth

MEETING CALLED TO ORDER:

Doug called the meeting to order at 10:04 AM

REVIEW AND APPROVAL OF THE MAY 11, 2021 BOARD MEETING MINUTES:

David made a motion to approve the May 11, 2021 meeting minutes, Jeff seconded and the motion was carried.

Q2 & Q3 2021 FINANCIAL REPORT:

- Year to date revenue is \$3,068,646, compared to \$1,998,776 budgeted.
 - Q2 YTD reinvestment fees are \$1.5M, compared to \$562K budgeted.
- Year to date expenses are \$1,563,018, compared to \$1,564,619 budgeted.
- Year to date net revenue for Q3 is \$1.5M, compared to \$434K budgeted.

EMPIRE PASS MOA 2022 PROPOSED BUDGET REVIEW AND APPROVAL:

- The 2022 budget proposes a decrease in annual assessment dues by 10%.
- The budget is operating at a loss due to the large reinvestment fee revenue in 2021.
- Budgeted operating revenue increase by \$65K.
- Budgeted operating expenses increase by \$182K.
- \$85K Empire Express labor, fuel, and vehicle expenses have increased.
- \$19K for vehicles and equipment.
- \$8K for fuel, and gas prices are up from last year.
- \$3K for security.
- \$43K increase in maintenance expenses.

- 34K increase in payroll.
- \$36K increase in depreciation with new 2022 equipment purchases.
- \$65K reserve fund contribution.
- Reserve fund projected to be 96% at the end of 2022.

The Board discussed the option to decrease dues 20% rather than 10% based on the amount of reinvestment fees received in 2021.

Jeff made a motion to approve the Empire Pass MOA 2022 Budget with the 20% decrease in the annual assessment dues, David seconded and the motion was carried.

CONSTRUCTION AND MAINTENANCE UPDATE:

- There are 375 EPMOA units sold. There are 455 total, which includes the Montage.
- Red Cloud has 7 homes under construction, with 3 of those close to completion. There are 2 homes that are waiting on building permits, and there are 2 homes in the early stages of the design review process. Nakoma has 4 homes under construction, with 1 more left to build. There is one home under construction in Bannerwood.
- Empire Residences condominium building preparing for final closeout. All 18 units have been sold.
- The Residences at the Tower are under still construction and 5 units have closed.
- The Argent condo building on Village Way is under construction.
- Ruby Hollow was roto milled, community wide tree removal and the Grand Lodge skier bridge was repaired.
- Steve Sovinsky was thanked by everyone for all of his hard work and diligence.

MANAGEMENT REPORT:

- Empire Express: Quick stats for Q2 & Q3 2021
- 26,000 passengers
- 8,800 rides
- 8:49 minutes was the average wait time, which has increased about a minute from last year.
- Average rating has remained at 4.95 stars out of 5.
- The Board recently approved the Empire Express contract extension for next year.
- Friendly reminder that the ride service is only for owners and their guests staying with them in Empire Pass. Please do not give out the app to family and friends not staying in Empire Pass.
- The EPMOA has not been successful recruiting an adequate number of winter full or part time snow plow drivers. Due to this, the EPMOA did not have the number of drivers needed to bid on the UDOT Marsac Avenue plowing contract.
- Park City has a new ordinance for seasonal lighting that starts November 1st and ending on March 1st the following year, until 11pm. The EPMOA will send out communication asking owners to follow these timeframes and hours for seasonal lighting.

- Staff has installed No Parking/Tow Area signs around the Tower Club and along Empire Club Drive east. The amount of vehicles parked along the road shoulder parking on that street was very alarming this past summer. The Club has communicated to owners that parking is not permitted on the street and to utilize the shuttle. The MOA will communicate the same and will enforce towing.
- Community Patrol continues to patrol the area and monitor parking, traffic issues, trash can compliance and construction site issues.
- 2021 Year to Date Sales: 83 total: 23 original and 60 resales.

HISTORIC PRESERVATION UPDATE:

The Daly Head Frame was set to be erected, but the early storms have delayed it for this year. It will be now be finished next July.

NEW BUSINESS:

An owner asked the MOA to look into the night sky compliance for one of the recently completed condominium buildings. The MOA will look into this.

ADJOURN:

Jeff made a motion to adjourn, David seconded, and the meeting was adjourned at 10:45 AM.