



Escapes at The Ledges Owners Association

5224 N. Winchester Hills Drive - St. George, UT 84770 - (435) 634-4600

Meeting Minutes

July 27, 2018 – 3:30 PM

The Ledges Administrative Offices

WELCOME: Tom Lund, HOA Director

INTRODUCTION OF MEMBERS PRESENT: By Tom Lund, HOA Director. Reed Scow was present representing the declarant, with Brandon Ellet present by phone, and Tom Lund was present as association manager. Several Homeowners were also present in the room and listening by phone, as were representatives from rental management companies.

ASSOCIATION BUSINESS

- Approval of Agenda
 - Motion by Reed Scow
 - Second by Brandon Ellet
- Approval of Previous Meeting's Minutes
 - Motion by Reed Scow
 - Second by Brandon Ellet
- Approval of 2nd Quarter Financials
 - Motion by Reed Scow
 - Second by Brandon Ellet
- Approval of Q1 2018 Financials
 - Motion by Brandon Ellet
 - Second by Reed Scow
- Ratification of Resolution Adding New Board Member (Brandon Ellet)
 - Motion by Reed Scow
 - Second by Brandon Ellet
- Discussion and Vote on Resort & Reinvestment Fees
 - Reed spoke to the necessity of implementing a resort fee on renters within the Escapes. Since the pool was completed in early 2017, the declarant and management has had time to observe the problems that come with offering community amenities in a vacation-rental environment. These problems include:
 - Vandalism
 - Accidental damage
 - General wear and tear

- All these unforeseen expenses have caused additional shortfalls in the budget. Until now, ColeWest has covered this shortfall. But with the rental pool growing, along with immediate needs around the pool, the declarant will be implementing a resort fee.
- The resort fee is to be \$36 per booking on paying guests within the Escapes.
- Homeowners asked about whether their friends would have to be charged the resort fee, to which Reed responded that the association can be flexible with those types of situations. The purpose of this is not to add burden to the homeowners and their friends, but instead to help renters pay for the extra wear and tear that they bring with them. The declarant is trying to explore options for covering their expenses without special assessments for homeowners.
- Reed then addressed the homeowners concerning the reinvestment fee. The proposed fee would be set at 0.5% of the purchase price of every home that sells within the Escapes moving forward.
- The declarant is implementing this fee in order to bolster the association's reserve. All reinvestment fee moneys will go straight into the association reserve.
- Homeowners expressed concern with the HOA's ability to collect money from renters and whether or not their investment properties would be able to stay competitive in a market that has show much growth since they purchased into the Escapes. Representatives of the declarant, rental management, and association management spoke to this concern, pointing out that many local vacation rental destinations charge resort fees, with many of them much higher than the \$36 per booking proposed.
- Motion by Reed Scow
- Second by Brandon Ellet

MEETING AJOURNED at 4:18 PM

Next meeting scheduled for October 12, 2018 at 3:30pm

- Motion by Brandon Ellet
- Second by Reed Scow

Minutes Recorded by
Tom Lund