



Escapes at The Ledges Owners Association

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

Meeting Minutes

October 19, 2018 – 3:30 PM

The Ledges Administrative Offices

MEETING OPENED at 3:33 PM

WELCOME: Tom Lund, HOA Director

INTRODUCTION OF MEMBERS PRESENT: By Reed Scow, HOA Board President. Reed Scow was present representing the declarant, with Brandon Ellet present as a board member, and Tom Lund was present as association manager. Also present was one homeowner, representatives from both rental management companies, and homeowners on the phone.

ASSOCIATION BUSINESS

- Approval of Agenda
 - Motion by Brandon Ellet
 - Second by Reed Scow
- Approval of Previous Meeting's Minutes
 - Motion by Reed Scow
 - Second by Brandon Ellet
- Approval of 3rd Quarter Financials
 - Motion by Reed Scow
 - Second by Brandon Ellet
- Review of 2019 Budget
 - Tom reviewed the current 2019 budget draft
 - A potential need for an increase in dues is anticipated with the opening of a second pool within the Escapes. Because the new pool is expected to be roughly 40% of the size of the first pool, all year-to-date pool-related variable expenses were annualized and increased by 40%.
 - The budget draft indicates monthly homeowner dues of \$212
 - Because the resort fees have only been in effect for two months, of which many bookings were not eligible for the fee (due to being booked prior to the approval of the fee), the resort fee has yet been included in the budget.
 - Homeowners present and on the phone discussed possible options for lowering pool-related expenses, such as covering one of the pools during the winter months or on a Monday-Wednesday schedule when there are generally less guests.

- The board decided to explore options for lowering expenses and review and approve the 2019 budget at the December meeting.
- The homeowner present suggested holding an association meeting in Northern Utah to better accommodate many owners who do not live in St George.

MEETING AJOURNED at 4:04 PM

Next meeting scheduled for December 7th, 2018 at 3:30pm

- Motion by Brandon Ellet
- Second by Reed Scow

Minutes Recorded by
Tom Lund