



Terraces at Holladay Condominiums Homeowners' Annual Meeting | May 16, 2024

Introducing Emily DeMaso, Manager with Welch Randall

- I work at Welch Randall Real Estate and Property Management and took over for Matt Mendenhall as HOA manager in November 2023 and have been working with the board since then.
- I've been working in real estate for 5 years and am a licensed Utah REALTOR®.
- I have three darling blonde girls with dimples, I enjoy photography and weekend getaways to sunnier places like my hometown near Sacramento.
- Call me at 801-669-9105 or email emily@welchrandall.com



Insurance Information

- Our insurance agency/broker is SentryWest Insurance.
- There are 4 policies and the insurers are Selective Insurance, Travelers and Continental Casualty.
- The buildings are valued at ~\$15 million.
- The earthquake insurance policy is for \$10 Million with a 2% deductible.
- The deductible for the master policy is \$25,000.
- The annual premium for all 4 policies: \$23,474.00
- What does this mean for you?

My Insurance Checklist

- I will purchase and maintain active HO-6 (or equivalent) insurance policy for my unit
- With the Master Insurance Policy (MIP) deductible at \$25,000 I will purchase at least \$25,000 of Dwelling Coverage “A” so that my HO-6 policy dovetails with the MIP.
- I will confirm with my insurance professional that \$25,000 of Dwelling Coverage “A” as noted above is adequate to meet my obligations as outlined under Utah law.
- Working with my own insurance professional, I will make certain that my HO-6 policy fulfills all that is required of me under Utah law.
- Working with my own insurance professional, I will purchase adequate coverage for Loss Of Use aka: Additional Living Expense because I understand the Master Insurance Policy does not pay for the cost to rent elsewhere while my unit is being reconstructed due to property loss.
- I will ask my insurance professional about coverage for Personal Property & Personal Liability coverage and purchase what we together determine to be appropriate coverage and limits.
- I will ask my insurance professional about earthquake and flood coverage and how I can best protect my unit and my personal property.
- I will make sure that all the changes I make to my unit-owner policy are discussed with and approved by my own insurance professional.
- I will read the Utah Condominium Ownership Act that can be found on line at www.utah.gov so that I can better understand this uniquely-Utah insurance law.

HOA INSURANCE CLAIM FLOWCHART

Someone notices property damage, notifies key people and prevents further loss.

Board determines loss to be less than master insurance policy deductible (MiPD)

Unit owner addresses loss on their own as Board is not obligated to be involved further

Board determines loss to exceed Master Insurance Policy Deductible (MiPd)

On deciding to file a claim under Master Insurance Policy (MiP), board arranges for reconstruction and pays ongoing expenses up to MiPD

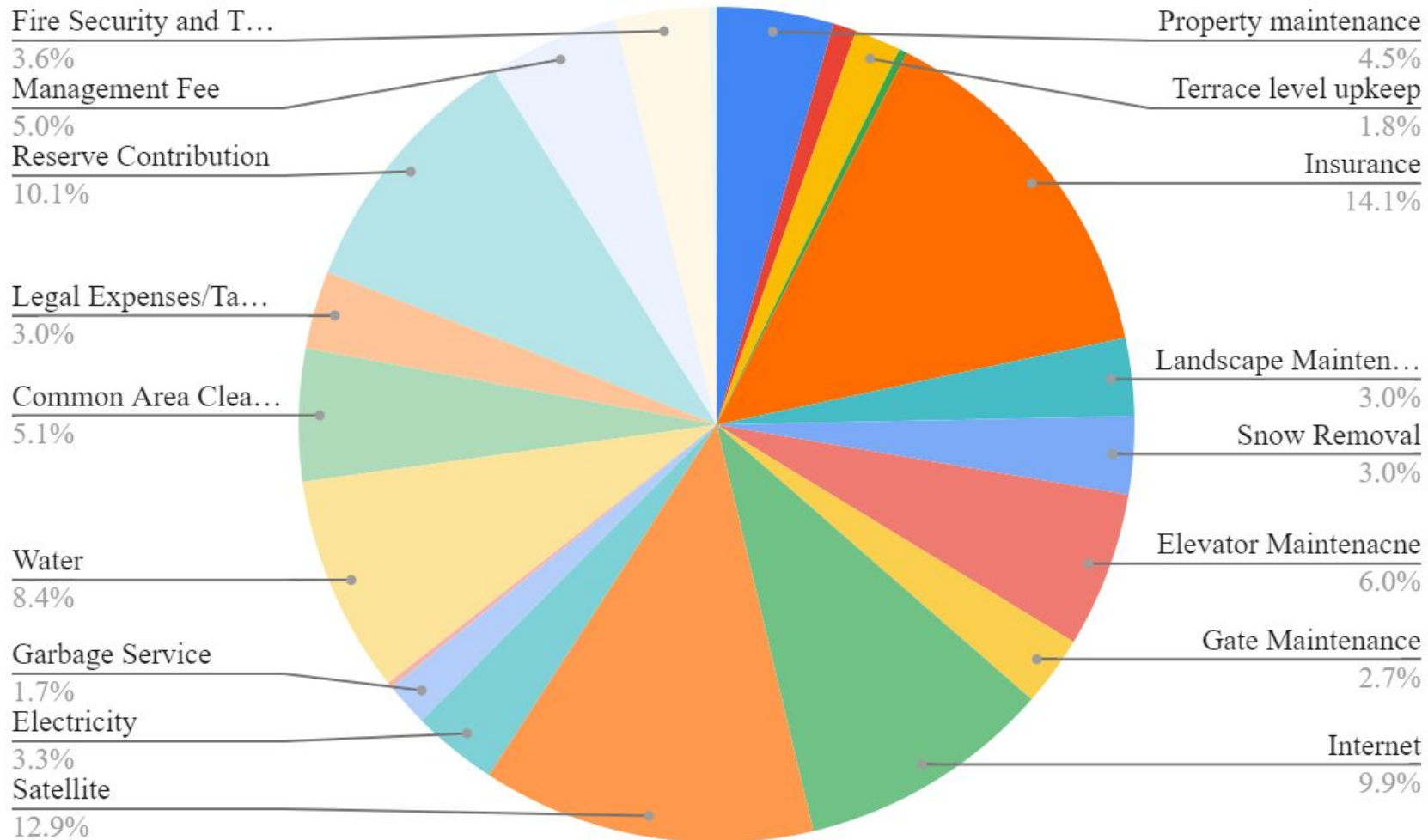
Reconstruction work completes and is paid by Master Insurance Policy Insurance carrier above the MiPD

Upon completion of the work of restoration, the Board has the responsibility to invoice and collect from each of the affected unit owners, their pro-rata share of the MIPD that the Board initially paid to contractor.

2024 BUDGET

	Annually	Monthly
HOA Dues	\$158,736.00	\$13,228.00
Reinvestment Fee	\$6,000.00	\$500.00
Late fees/interest	\$100.00	\$8.33
Total Income	\$168,064.00	\$13,736.33
Expenses	Annual Projection 2024	Monthly Projection 2024
Property maintenance	\$7,500.00	\$625.00
Roof maintenance	\$1,500.00	\$125.00
Terrace level upkeep	\$3,000.00	\$250.00
Garage Maintenance	\$500.00	\$41.67
Insurance	\$23,474.00	\$1,956.17
Landscape Maintenance	\$5,000.00	\$416.67
Snow Removal	\$5,000.00	\$416.67
Elevator Maintenance	\$10,000.00	\$833.33
Gate Maintenance	\$4,500.00	\$375.00
Internet	\$16,380.00	\$1,365.00
Satellite	\$21,405.24	\$1,783.77
Electricity	\$5,500.00	\$458.33
Garbage Service	\$2,820.00	\$235.00

Expenses	Annual Projection 2024	Monthly Projection 2024
Gas Service	\$350.00	\$29.17
Water	\$14,000.00	\$1,166.67
Common Area Cleaning	\$8,500.00	\$708.33
Legal Expenses/Taxes/Misc	\$5,000.00	\$416.67
Reserve Contribution	\$16,806.00	\$1,400.50
Management Fee	\$8,340.00	\$695.00
Window Washing	\$0.00	\$0.00
Fire Security and Testing	\$6,000.00	\$500.00
Rain Gutter Maintenance	\$500.00	\$41.67
Total Expenses	\$166,075.24	\$13,839.60
Total Income	\$168,064.00	
Total Expenses	\$166,075.24	
Net Operating Income	\$1,988.76	



Balance Sheet

Properties: Terraces at Holladay HOA - 2369 E Murray Holladay Road Holladay, UT 84117

As of: 05/16/2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking - Cash in Bank	8,341.62
Savings/Reserve Account	25,135.97
Total Cash	33,477.59
TOTAL ASSETS	33,477.59

Current Balance Sheet:
\$8,341.62 in Checking
\$25,135.97 in Reserve Account

RESERVE STUDY

Reserve studies are an analysis of a property and what large projects will be necessary and how many years left each component has before needing replacement. This study helps HOAs determine how much money they should have in reserve to pay for upcoming expenses.

Per Utah law, a reserve study is to be completed every 6 years, As Terraces at Holladay was incorporated in 2018, we are due for our first study. This will be performed in August of this year by Complex Solutions.

Here is an example of one from another property I manage.

Significant Components

ID #	Component Name	Useful Life (yrs.)	Remaining Useful Life (yrs.)	Average Current Cost	Significance: (Curr Cost/UL)	
					As \$	As %
105	Roofs - Replace	25	6	\$310,000	\$12,400	29.7958%
120	Rain Gutters/Downspouts - Replace	30	11	\$40,000	\$1,333	3.2038%
302	Vinyl Siding - Replace	50	31	\$430,000	\$8,600	20.6648%
401	Asphalt - Major Rehab	30	11	\$165,000	\$5,500	13.2159%
402	Asphalt - Seal Coat	5	0	\$19,000	\$3,800	9.1310%
403	Concrete - Partial Repair/Replace	10	1	\$6,500	\$650	1.5619%
1003	Chain Link Fencing - Replace	40	21	\$70,000	\$1,750	4.2050%
1008	Vinyl Fencing - Replace	30	11	\$60,000	\$2,000	4.8058%
1301	Play Structures - Replace	30	11	\$25,000	\$833	2.0024%
1303	Play Area Groundcover - Refill	5	0	\$7,500	\$1,500	3.6043%
1602	Exterior Light Fixtures - Replace	20	1	\$30,000	\$1,500	3.6043%
1812	Landscaping & Irrigation System - Rend	20	0	\$35,000	\$1,750	4.2050%
2090	French Drain - Rebuild	99	1	\$3,000	\$0	0.0000%

RESERVE STUDY

This reserve study will be helpful in determining how much money we should have in the reserve account to pay for upcoming things.

There are a few ways to build the reserve account. Currently we are transferring 10% of monthly income to the reserve account, which is a standard amount. Anytime there is a reinvestment fee from the sale of a home, this also goes into the reserve account (this is one half of one percent of the sales price, typically paid by the buyer).

Lastly, many associations have to do a special assessment which limited charge that could be a one time payment or over months. It is not part of the annual dues, but a separate payment.



CRACK SEAL AND SEAL COAT EXAMPLE



Fire Security - Detector Updating

All of the smoke detectors and CO detectors are hardwired into your homes and connected to a central system in our utility closet that is monitored 24/7.

This means that if one person removes their detector or has any “trouble” with them, it alerts the fire department or homeowner depending on the error it is detecting and the closet starts beeping. Only when this trouble is restored does the beeping stop.

The CO detectors have a lifespan of 6 years. We believe that they will soon begin failing. We must have these replaced per Utah code and have an annual inspection of the smoke detectors. This will cost around \$15K and will take everyone’s cooperation so the team can get into each unit, replace the CO detector and test the smoke detectors.

Next Steps - CO Detectors and Testing

\$3960 for annual testing of all equipment inside each unit

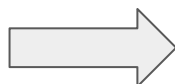
\$11,006.90 for CO detectors (\$245/detector + labor)

This would be done over a 2 day period where each homeowner signs up for a slot when they will be home and can let the fire people into their unit to test and install new detectors.

I'm working on getting bids from 2 other companies to see if we can reduce the cost.

This will likely be done in July/August.

Parking. Unless otherwise permitted by the Association in the Rules, the following parking restrictions shall apply to all Owners and parking areas of the Association.



- (a) One or more garages or uncovered parking spaces in the Condominium Project has been or will be assigned to each Unit as indicated in Exhibit D. Unless traded or reassigned in the manner provided in this Declaration, the parking space or garage assigned to each Unit at the time this Declaration is recorded shall remain assigned to that Unit. Use of the assigned parking spaces and garage shall be expressly limited to the Owner, Occupant, or guests of the Unit to which the covered parking space is assigned.
- (b) An Owner shall not sell, lease or otherwise convey all or any part of the parking rights it has by virtue of ownership of a Unit (other than in connection with the sale, lease or other conveyance of such Owner's Unit).
- (c) Except as provided in Section 10.17, no motor vehicle shall be constructed, repaired or serviced at the Condominium Project.
- (d) Only operable, licensed, and registered automobiles, motorcycles, noncommercial trucks and vans shall be allowed within the parking spaces in the Condominium Project.
- (e) The Association may adopt Rules relating to the parking of vehicles within and in the area of the Condominium Project including, without limitation: (1) Rules allowing or causing to be removed any vehicles that are improperly parked; (2) restrictions on the type and condition of vehicles allowed in parking spaces; (3) restrictions on the time period and duration of temporary parking, including, but not limited to, parking by visitors and guests; (4) Rules related to the assignment, reassignment, or trade of assigned covered parking spaces; and (4) the assessment of fines to Owners who

EXHIBIT D

Parking and Storage Assignment

(Not yet assigned)

**The reason we need to update the
CC&Rs is that currently Exhibit D
looks like this**

Exhibit D Will Look Like This

UNIT #	COVERED PARKING #	GARAGE PARKING #	STORAGE CLOSET #
A101			
A102			
A103			
A104			
A105			
A106			
A107			
A108			
A109			
A201			
A202			
A203			
A204			
A205			
A206			
A207			
A208			
A209			





33 34

35 36

37

38

39

40

41

Trading Parking Spaces/Garages (FYI)

- (d) Owners may permanently trade and reassign parking spaces or storage units (Each Unit must retain the original number of parking spaces and original number of storage Units after any trade or reassignment) only by complying with the following requirements: (1) The Owners must pay any expenses (including legal fees) the Association incurs to evaluate and respond to a request for reassignment, verify the procedures and requirements of this Declaration for reassignment, prepare an assignment instrument to properly document the Assignment, and properly document and record any such instrument; (2) an amendment documenting the reassignment must be signed and recorded to be effective; (3) the Management Committee must approve of the transfer, which approval shall not be unreasonably withheld, and (4) all Owners of any Unit involved in the trade and permanent reassignment must sign the reassignment instrument, along with all members of the Management Committee confirming that the Management Committee approved of the reassignment.

- 15.5 **Amendments to Reassign Parking Spaces or Storage Units.** This declaration may be amended solely to reassign parking spaces or storage units assigned in Exhibit D without any vote or meeting of the Owners, but only if the assignment complies with the requirements in Section 3.2 of this Declaration. The reassignment shall be effective when recorded. No other provision of this Declaration may be amended through any such reassignment instrument.

A Few Reminders

- DO NOT FEED the feral cats.
- All cars must have a parking decal in their windshield to park here. Contact Emily if you need one.
- Dogs and cats MUST be cleaned up after by their owners.
- Guest usage of common area parking spaces (spaces without a unit designation) is limited to 72 hours.
- Please close your garages to protect the property of others.
- Please wait to put the grill cover back on until the grill has cooled.
- Please report any damage, violations or gate issues to Emily via email. Thank you!

Terraces at Holladay

2369 E Murray Holladay Road

Holladay, Utah 84117

Owner and Realtor Information Sheet

Governing Documents

CC&Rs/ Bylaws

REC 1st Amendment

CC&Rs 2nd Amendment

CC&Rs 3rd Amendment

Articles of Incorporation

Reinvestment Fee

Rules & Regulations

Certificate of Insurance

D&O Policy Renewal

HOA Committees

Budget

- 2024
- 2023
- 2022
- 2020

Financials

- 04/2024
- 03/2024
- 02/2024
- 01/2024
- 12/2023
- 11/2023
- 10/2023
- 09/2023
- 08/2023
- 07/2023
- 06/2023
- 05/2023

All governing docs, minutes, financials, budgets, etc. can be found at welchrandall.com



Home

Your Current Balance

There is nothing for you to pay.

[Make a Payment](#)

[Set Up Autopay](#)

You have no current bills.

Architectural Review Requests

[Submit New Review](#)

You have not submitted any architectural reviews

[Show All](#)

Maintenance Requests

[Request Maintenance](#)

You currently do not have any open maintenance requests.

BOARD ELECTIONS

Linda Peterson has moved and we thank Linda for her service on the board. Thank you to Colette Dixon for continuing to serve.

Mark Antimucci has served for many years and he is ready to pass the baton.

We already have a few nominees. Do we have any new nominees for these board positions?

Board Nominees

1. Adam Sessions
2. Mark Antimucci

Adam and Mark were voted in unanimously
for a three year term.

OWNER QUESTIONS AND COMMENTS

Please keep remarks and questions to 2-3 minutes