

Dear Homeowners,

Important: Please take the time to review the information provided to you in this packet. It does affect you, as a Homeowner in our community and is time sensitive.

Our Community is 20 years old. Over the years, maintenance items have gone ignored. By ignoring these items, it has significantly deteriorated areas that will require extra money to repair. Over the past 2+ years, several items have been addressed by the Current Board. Members of the Community have been Volunteering their time, efforts, and resources to help the Community. This is not a real or lasting solution. Items were prioritized based on safety, liability, and/or legal necessity. However, there are still items that remain imperative to address.

As we continue to work towards a division, the present Community will still operate in the same manner as a single entity. Items in need of repair that can be performed during the Spring, Summer, and Fall will take place. When the New Communities are enacted, any remaining capital will be divided and distributed equally to each Unit. A breakdown of these costs will be available under the *Budget for Current and Future Repairs* section.

Communication and Support Resources

TPM Management is your first point of contact relating to Association issues located outside of your unit. They are also a point of emergency contact. Anything outside of issues relating directly to the Association is a \$35 charge initially and \$35 per hour thereafter directly to the unit owner. TPM will advise you as to a billable or non-billable call. Please keep this in mind when contacting the Management Company. They will be able to advise you on issues that need to be handled by the HOA or by You the Homeowner.

Management Company -TPM
Contact: Corey Poole (801) 375-6719
corey@tpmrents.com

Additional Resources:

Gas 800-767-1689
Power 1-877-508-5088
Eagle Mountain City:
Water Emergency Hotline: (801) 789-5959, option 2
Sewer Emergency Hotline: (801) 789-5959, option 3

Responsibilities of the HOA Board

An HOA Board is a group of Volunteer Homeowners who are given the task, responsibility and the contractual agreement to review, understand, and implement the Governing Documents of the Association. The Association is a Non-Profit Corporation, which requires knowledge, guidance, oversight, implementation, and therefore the proper application and follow through on these components to be successful. Every Board Member is held to a set of standards and owes a fiduciary duty to all Homeowners, as it is the Board who controls the Business Affairs of the Association. A Board cannot

operate outside of the parameters of the Documents and Laws of Governance and must act in Good Faith.

In the past, many things were overlooked and improperly expensed. These actions were ignored by a majority of community members. It is the Attorneys' opinion that there was prior mismanagement and breach of fiduciary duty. Many of these things happened long enough ago that statutes expired before the current board had a chance to correct the wrong doings.

IMPERATIVE REASONS WHY DUES MUST INCREASE

The Current Operating Account and Reserve Account are insufficient to meet the current demands and maintenance requirements that are accumulating. Extra effort has been placed on keeping our HOA fees as low as possible and not imposing increases to dues. Rising inflation and additional costs are now making that impossible. Funds are required to support these rising costs and are not supported by our current monthly assessment. Dues will need to be increased.

To meet the current Budget, there will need to be an increase to each unit of \$100.00 per month beginning June 1, 2024. This increase will remain in effect until the Division is completed, at such time the New Associations will then recalculate monthly fees to meet the requirements of each new section. If we do not complete this Division, resources will have been wasted, and our dues will be substantially increased again to accommodate the requirements and budget. With this increase there would be no increase to next year's regular assessment.

- PLAT MAP REVISIONS will commence immediately
- Projects as outlined in the May 2024 newsletter will be able to move forward
- Required maintenance items will be covered and implemented based on a schedule of importance before becoming an emergency or costing us additional fees.

Budget for Current and Future Repairs

TWIN HOMES

Maintenance Type	Cost	Notes
Sprinkling System Repairs	\$10,000	Homeowner Participation could decrease this cost
Fencing (Required and Maintenance Sections)	\$20,000	Perimeter fencing & fence around detention pond. Our Insurance carrier has called out the liability risk of exposure if left unattended.
Shutters	\$7,000	All shutters are weathered and in need of repair or replacement. Homeowner Participation could decrease this cost.
*Driveways	\$250,000	The Board is seeking support from the City. Homeowner participation and support of this endeavor will be helpful. Future notices will be sent on this.

TOWNHOMES

Maintenance Type	Cost	Notes
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Dumpster	\$15,000 for just footings	Movement was necessary to stop excessive outside use and to avoid potential costly fines from EPA. Contractor quoted \$15,000 for just the footings(base). Enclosure to be finished by end of May, per permit requirements
Fencing	\$9,000	Post and Rail Fencing
Seal Parking Lots	TBD	Estimates are being gathered

CONDOS

Maintenance Type	Cost	Notes
Stairway Railing	\$800 for immediate repairs, future replacement cost TBD	Some railings were rusted through, creating a danger and liability. The railings were replaced in April 2024. Other areas of railings will need to be treated for rust prevention by drilling weep holes (to allow water to escape and therefore prevent rust from forming)
Concrete Steps	\$6,000	Replace concrete steps before winter months. Steps leading to parking lots are going to begin to crumble and create liability. Preventative maintenance
Exterior Common Area Lighting LEDs	\$10,000	Lights are out again and have been extremely costly to repair and maintain. Replacement with an LED option will reduce the cost of when lights are on, as well as reduce maintenance frequency.
Removal of Plants for A/C Units	\$600	Plants were obstructing the airflow of the A/C Units and needed to be removed.
Shutters	\$7,000	All shutters are weathered and in need of repair or replacement to enhance curb appeal. Homeowner Participation could decrease this cost.
Seal Parking Lots	TBD	Estimates are being gathered
Fencing	\$9,000	Fencing along the parking lot. Cost could be reduced by using sections of fence replaced at TwinHomes.
Flower beds	\$2000	Removing bushes from around the buildings, replacing with low water annual plants with rock or wood chips. Reduces water use, enhances curb appeal
Stairwells	TBD	
Culinary Water Master PRV	N/C – Temporary delay with Increased Insurance deductibles	- Replace the ManiBlocs. - Certify each Unit can shut down their individual culinary water supply from the main building. - Install an individual PRV set to 50 psi. - Install a check valve. - Install an expansion tank

- Snow Removal, Landscaping, Irrigation System Maintenance,
- Painting, Sealing, Labeling, and Striping the parking lots.

Community Meeting Summary from last August 2022

A Community Meeting commenced last August in 2022. It was decided through a Community Vote, that dissolving the present Association and creating 3 individual smaller HOA Associations would resolve the current predicament we all face. As of now, the 3 New Documents are completed. Enclosed in this packet are the Documents created specifically for your Home Type and Association. By creating NEW ASSOCIATIONS and redesigning what YOU as a HOMEOWNER will oversee, and what YOUR NEW ASSOCIATION will oversee the RESERVE REQUIREMENTS and the footprint that you are now paying to support should be reduced and applied more effectively.

REASONS TO CREATE SMALLER ASSOCIATIONS

You as a present Homeowner are a divisible quotient of 1/70 ownership in the existing Corporation. There are 69 other Homes of varying sizes and dimensions that YOU are IN PART responsible for. Instead of being responsible for 1/70 units, which means you are attached to the functioning and maintenance of Your Unit (1) +(69) =70 units. You will be reduced in liability to either:

1. Condos 1/24
2. Townhomes 1/16
3. Twin homes which include the 3 Plex Units 1/30

You will reduce the costs of common area maintenance and other homes within the community that you are now subject to be financially responsible for. By separating, you will have more freedom and authority to control more of your home and investment, and greatly reduce the oversight and ruling of a Board. In an attempt to lessen the practice of BOARD MEMBERS running a Corporation in an unacceptable manner, there are some revisions identified further below in this pamphlet that will be implemented into the New Documentation.

PLOT DESIGNATIONS:

TWINHOMES and 3PLEX'S

- These homes are classified as Condos with the city which significantly impacts the value of the home. Your Home's value will most likely increase with this change.
- You will have more control and responsibility over your home.
- Options to extend property lines and absorb the maintenance costs of the common areas
- You will eliminate the liabilities associated with the Townhomes and Condos, allowing a shorter timeline to regain FHA eligibility

TOWNHOMES

- These homes are classified as Condos with the city which significantly impacts the value of the home. Your Home's value will most likely increase with this change.
- You will have more control and responsibility over your home.
- Options to redesignate the common areas adjacent to your Home and make them a limited common.
- Options to extend property lines and absorb the maintenance costs of the common areas
- you will eliminate the liabilities associated with the Twinhomes and Condos, allowing a shorter timeline to regain FHA eligibility

CONDOS

- No changes to the classification as Condos.
- By lowering the building count to 24 from 70 the reserve account requirements will be significantly decreased allowing for fees to go directly to your units
- you will eliminate the liabilities associated with the Twinhomes and Townhomes.
- allowing a shorter timeline to regain FHA eligibility

NEXT STEPS

- REQUIRED RESERVE STUDY AND PLAT MAP REVISIONS:

THE COMBINED COSTS ARE ESTIMATED AT \$18,000 TO \$20,000

- In preparations for the Division, The present Board is looking for YOU, or a Homeowner that you feel would be viable to partake to begin the transition for your New Association. The new Board for each new Association will require a minimum of 3 Homeowners to assist your New Association.
- SHOULD THERE BE INSUFFICIENT VOLUNTEERS TO FORM A NEW BOARD, THE MANAGEMENT COMPANY HAS AGREED TO TAKE OVER THIS RESPONSIBILITY, UNTIL A BOARD CAN BE FORMED. YOUR CURRENT MANAGEMENT MONTHLY FEE WOULD INCREASE FROM \$10 PER UNIT TO \$17 PER UNIT DURING THIS TRANSITIONAL PERIOD.
- The Current Board can help to educate and advise you, so please reach out.

OUTCOME

The Outcome for this to be successful will require YOUR VOTE OF YES with the accompanying paperwork for the Division to be successful. ALL HOMEOWNERS IN GOOD STANDING MUST APPROVE FOR THIS TO OCCUR.

Making these changes to smaller communities that are similar homes, will significantly reduce liability, and can help to address maintenance items more effectively as well as affect the ability to take more control of your Home and the minor items that you can do, rather than pay extremely high contracted fees.

ITEMS TO TAKE NOTICE AND ACTIONS

Common Areas

- Please keep common areas clean of debris and report any conditions that may be a safety concern to our Property Manager.
- Clean up after your pets. Leaving waste behind impacts everyone in our community and is not fair to neighbors and visitors.
- The Landscapers will not cut areas that are contaminated with animal waste. Pick up after your pets.
- The Landscapers will not cut areas cluttered with debris or other objects obstructing their ability to maintain these areas.
- If You, Your Tenants, or Guests are identified either on video or by witness statements preventing the Landscapers from doing their jobs, you will be billed a minimum of \$500.

- The dumpsters are provided for homeowners only. Garbage must be placed in bags and the bags must be in the bin. Not on the side, top or anywhere around the bin.
- Security Cameras have been installed to prevent abuse and violations. Failure to comply with the items listed above will result in fines moving forward.
- Remove Satellite Dishes from the building's exterior that are not in use. Please notify the Management Company by June 1st, 2024, as to the status of the dish that is relative to your unit, as to IN USE or NOT IN USE. Contact the provider to have it removed or the Association will remove it for a \$75 fee.

Thank you for taking the time to read through these documents. We hope you understand why these changes are best.

Sincerely,
PLUM CREEK BOARD OF DIRECTORS