Windrift Annual Meeting Minutes Unapproved

December 4, 2025 @ 6:00 pm (MDT) via Zoom

1. Call to Order & Quorum

The 2025 Annual Meeting was called to order; however, the Association did not meet the required quorum of 17 proxies. After introductions of Sea to Ski representatives, the meeting was adjourned. The reconvened meeting was called to order immediately following the adjournment.

2. Review of Prior Minutes

The Board conducted an informal review of the 2024 Annual Meeting Minutes, which were approved without revision.

3. Financial Report

Key 2024 year-end financial figures:

- Net Assets: $166,000
- Reserve Fund: $105,000
- Operating Account: $56,000

The reserve study shows that the association is 21% funded. The proposed budget includes a $72,000 reserve contribution, improving reserves to an estimated 41% funded.

4. Budget & Dues

The Board discussed long-term financial planning, noting escalating insurance premiums and inflationary pressures. Concerns were raised about sustainability and resale impacts, though Windrift remains competitively priced in the Park City market. The Board decided to notify owners in January about a one-time assessment of $800-$1000 per unit. Along with an increase in monthly dues. Rising insurance costs and maintenance needs prompted discussion of a 35% dues increase and a $20,000 special assessment.

5. Deck Maintenance & CC&R Review

Current CC&Rs assign deck maintenance to homeowners. A proposed amendment to shift responsibility to the HOA would require 66% owner approval. Deck conditions vary, and Summit recommended addressing the most severe repairs first. Two budget scenarios will be distributed—one with the amendment and one without.

6. Property Maintenance Updates

- Exterior painting touch-ups on several buildings
- Crack sealing on Windrift and Saddleview
- Tree removal near Building 3
- Repairs to utility issues near the pool (gas line & sewer line)
- Planned spring pool safety inspection

7. Parking & Compliance
Parking violations remain a concern, particularly with long-term renters. Utah law now permits boats and trailers in private parking spaces, though visitor parking restrictions remain in effect. The Board will explore enhanced enforcement and possible vehicle limits per unit.

8. Communication & Owner Directory
Owner contact information continues to be managed through the owner portal. Only owners who opt in will appear in the community directory.

9. Adjournment
The meeting was adjourned at 8:12 pm.