Mount Haven Community

2026 Annual Meeting Minutes
6.15.2026

Meeting Agenda

Introductions/getting settled (6:30-6:35)

Topic 1 Water system update + backflow prevention (6:35-6:55)

Topic 2 Community Financials (6:55-7:05)

Topic 3 Wildland Urban Interface Meeting update; fire risers + training (7:05-7:15)

Topic 4 Snow Plowing (7:15-7:45)

Topic 5 Fiber/conduit (7:45-7:50)

Topic 6 Clarifying the break-up season (7:50-7:55)

Topic 7 Long term rentals (7:55-8:10)

Topic 8 Vote for board members (8:10-8:30)

Questions (8:30-8:45)

Topic 1 Water system update + backflow prevention (6:35-6:55)

Water Master, Steve McIntosh

- REMINDER: we are paying for year-round water
- our spring is currently running at 20-21 gal/min (last year was 33 gal/min)
- backflow prevention requirement extended to fall 2026
- condition of water system: IT IS FRAGILE
  - multiple repairs required every summer, completed voluntarily

- application out for a $4 mil grant to the state for community water system replacement

- otherwise, a special assessment will be required to replace and install year-round

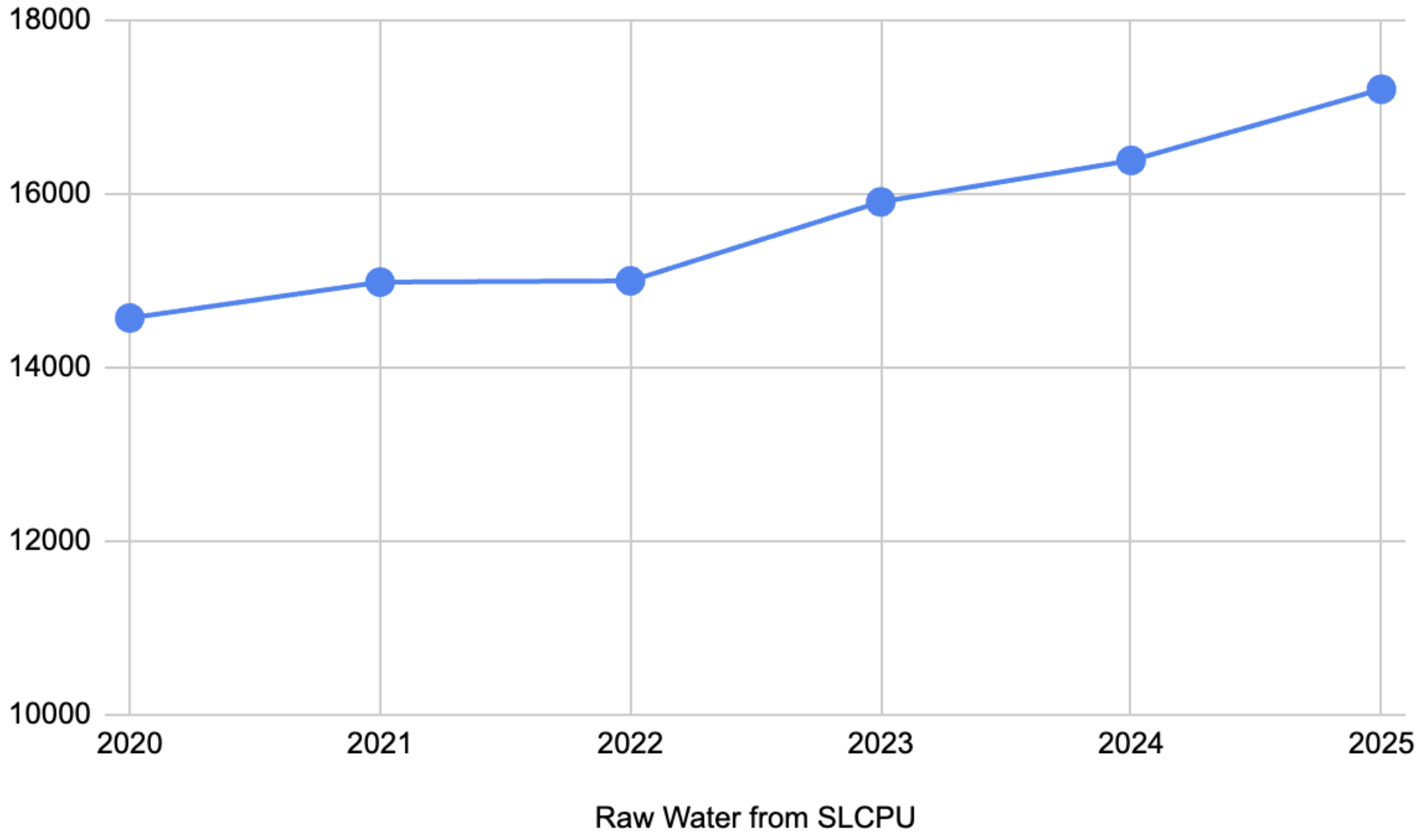
    water

- We need to consider preparing for a future of increased water need as the community grows (i.e. tank replacement)

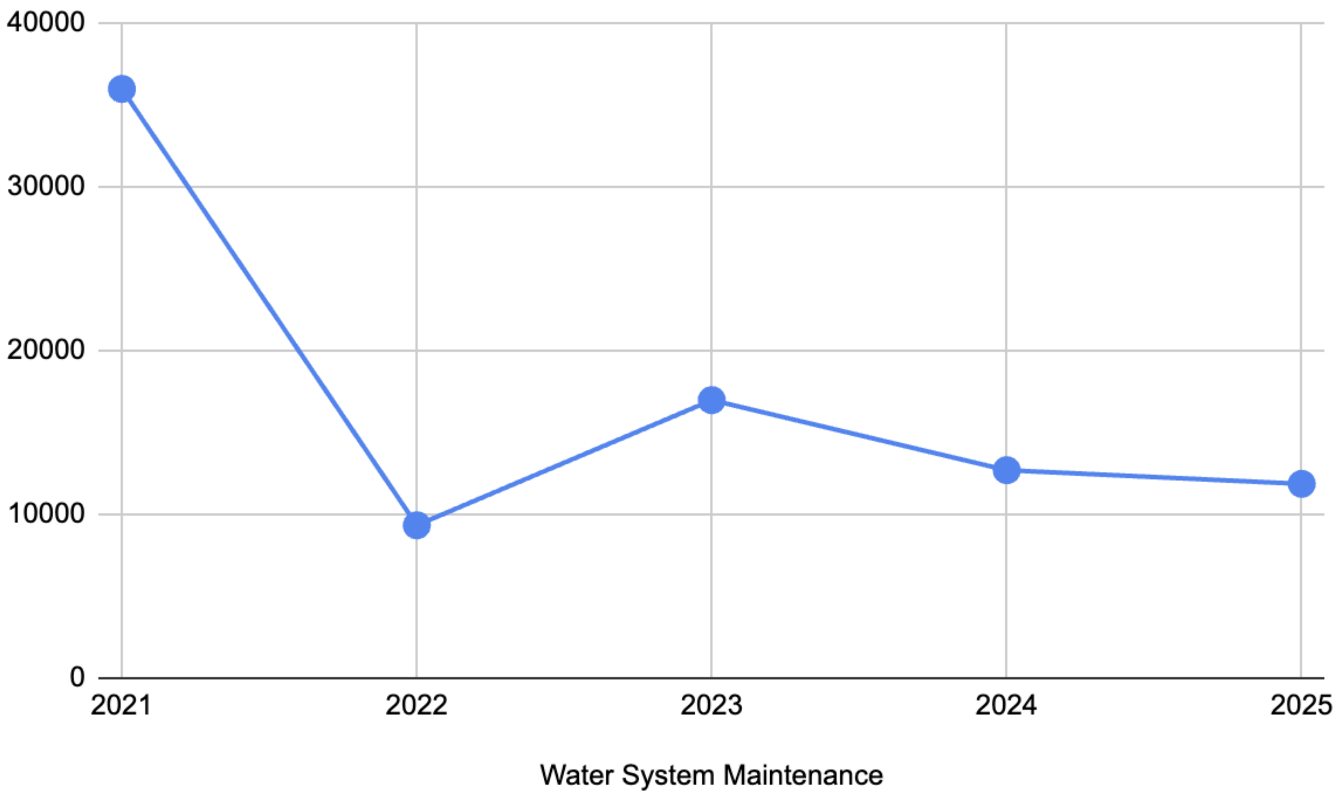
Topic 2 Community Financials (6:55-7:05)

Treasurer, Colemen Wilson

- A big thank you to those paying dues on time
- A very big thank you to those paying by Zelle
- Quickbooks payments next year
- Please remember to include your **lot #** on checks and in Zelle notes



- Growing 3% annually, now 5%
- Billed in October



- Good news
- However, largely due to volunteer efforts

Water Totals

- Water fee from SLC + Water Testing + Water System Maintenance + Water Master + Land Lease Fee = **$29,572**
- Total collected from HOA members for water = **$29,575**
- $3 surplus :)
- **No increase for water this year,** waiting to see raw water bill in October and total cost for 2026

Non-water Totals

HOA Dues	$20,475
Interest Income	$6,071
Other Income	$200
Total non-water Income	$26,746
Total non-water expenses	$16,408
Surplus	$10,338
Surplus (less interest income)	$4,267

Reserves

Only **20%** of dues wasn’t spend on expenses and went to reserves. Guidelines are 15-50%, so we are on the less conservative end.

Q. How comfortable is the HOA with funding repairs/improvements with special assessments?

Reserves

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Q. How comfortable is the HOA with funding repairs/improvements with special assessments?

Special Assessments aren't ideal, as it results in the Board having to rely on the current base of homeowners to cover the cost of past underfunding, paying out-of-pocket, oftentimes with little notice. And these costs can run upwards of thousands of dollars per owner, depending on the type of project.

Example: Replacing ~1000ft of asphalt would be roughly $150k (even chip and seal would be $40k-$60k) An expense like this would deplete our reserves.

Current Infrastructure to consider

- Spring
- Gate
- Paved road
- Water tank
- Water shed (and all within)
- Water lines
- Fire risers

Future Infrastructure to consider

- Larger tank(s)
- Year-round water
- Sewer
- Additional paved road

Topic 3a Wildland Urban Interface Meeting update (7:05-7:15)

The lot assessment program is being done by the state. Properties with structures will see a fee on their 2027 tax notice.

The first year or two the fees will be:
$20 for structures up to 3000 SF
$60 for 3001 to 6000 SF
$100 for 6000+ SF

After your lot is assessed, the fee will be based on your individual fire risk re: defensible space (0-5 ft from a house/deck/fence/garage, then 5-30 ft, and 30-100 ft).
Tier 3 being high, 2 in the middle, and 1 being low.

Each house can improve their score individually. A link will be available possibly this summer on wildfirerisk.utah.gov for homeowners to schedule an assessment meeting. The assessor will be able to explain what you can do to improve your score. After work is completed, you will have a chance to send pictures to better your score. You will have 1-2 yrs to make improvements.

Topic 3b fire risers + training

CHIPPER DAYS JULY 19 Please participate!

- 10 total, painted silver
- ensure each riser has a curb key
- training session at road work volunteer day?

Why now?

With growing concern for the safety of the roadways in winter, the HOA believes they must act responsibly by improving its oversight:

Part 4-I (1996): *Status and General Authority of the Board of Trustees:*
All other acts: The power and authority to perform any other acts and to enter into any transactions which may be reasonably necessary for the Board of Trustees ***to manage and operate the Association and the Common Areas.***

Part 11-b: Operation, Maintenance and Alterations:
Road System: The Board shall operate, maintain and repair any part of the road system, including the bridge and gate, in a safe, functional, attractive and clean condition consistent with Community Wide Standards ***and may make rules about the use of the roads for coming in and going out.***

Brief comment on fees

Statements have been made that undeveloped lots, and “rarely used” developed lots, receive no benefit from paying their common area fees.

<u>A few benefits of having property in Mounthaven</u>:

- **ever increasing property values**
(current lot on sale for $300k, recent 1-bedroom A-frame sold for over $900k)

- year-round access, minutes from popular ski resorts

- well-developed + maintained water system

- private entrance, increased safety

- well-maintained roads

- annual fire mitigation (community participation in Chipper Days)

- immediate access to private natural flora + fauna (i.e. meadow trail, moose visitations)

Fees in a broader context

- Part-time users have a secondary residence

- Salt Lake County taxes a secondary residence by assessing it at 100% of its fair market value. In Utah, primary residences receive a legislated 45% exemption (meaning taxes are only applied to 55% of the value), but secondary homes, vacation rentals, and recreational cabins lose this discount.

- Mounthaven aims to follow this line of practice, but with increased equality

For clarity:

Mounthaven is a **year-round community**:

- 1996 bylaw amendment (1h.) *Community Wide Standard shall mean and refer to the standard of conduct, maintenance, or other activity generally prevailing in the Community and other similar **recreational residential** (...) **subdivisions** in the county. Such standard may be more specifically determined by the Board of Trustees.*

- Definition: a recreational residential community typically refers to specialized, low-density zones that integrate natural, mountainous, or outdoor recreational settings with residential use.

- Nothing in the 1961 Protective Covenants speaks to Mounthaven as a summer only community

Defining snow removal

Snow removal is considered a fundamental form of winter road maintenance. It is an operational necessity required to keep roadways safe, functional, and passable during the winter.

Public Roads: City, county, or state public works departments plow and salt main roadways. (e.g., in Utah, the Department of Transportation handles state highways, while local municipalities handle residential roads).

Private Roads: **Maintenance and snow removal fall entirely on property owners or Homeowner Associations (HOAs)**

Snow removal in the by-laws

Under Ownership and Use (2)

L) Nuisance: No owner or occupant shall create or maintain a nuisance on the Project. This includes but is not limited to the following:

(9) Snow plowing of the roads is prohibited without the prior written consent of the Board of Trustees

Status Quo

Presently, the HOA pays for plowing from the highway to the gate ($800/year) and community members voluntarily pay for plowing from the gate and beyond

Currently, 38 total participating residents: 20 F/T and 18 P/T

- 67% of community

Fees

Fees for road plowing are divided among residents

- per street and the number of participating residents

Additional cost to users: driveways

- paid in increments of time (roughly ⅓ of an hour)

Implementing change

The Board of Trustees believes it would be best for the long-term sustainability of the neighborhood to standardize winter road maintenance, making it a responsibility of all residents

Per our by-laws, fee increases for all lots CAN be made at the discretion of the board without bringing about a vote for the community.

Part 12-g: Equitable Changes:

If the aggregate of all Common Area Fee payments on all of the Lots is too large or too small as a result of unanticipated income or expenses, the Board of Trustees may from time to time at its discretion effect an equitable change in the amount of said payments. Each owner shall be given at least 30 days of written notice of any changes.

To make a change?

Currently, HOA fees must be apportioned equally among all lots:

Part 12-c Apportionment: The total of such common expenses shall be apportioned equally among all Lots.

We have the option to avoid a vote and implement change without further discussion.

But the Board recognizes the differing viewpoints among residents and wants to honor those viewpoints by proposing a vote

Current + future costs

Looking at average plowing costs:

- Average 3-year total: $52,317

For all to participate, *more roads will need to be plowed,* as some sections of road are not currently plowed

- The high estimate for plow time would increase by 20%.

- Projected future average: $62,780

For simplicity sake, let’s use $60,000 annually

- If divided equally by 90 lots = $666.66/lot <u>total increase</u>

- If divided unequally, charging only 55 developed lots = $1,091/developed lot

The Board has proposed the increase <u>over three years</u>, so as to ease the financial burden

To modify the apportionment clause?

HOA dues can be made unequal ***strictly for snow plowing*** between developed and undeveloped lots.

The Board's proposal: Developed lots pay 91% of snow plowing dues, undeveloped lots pay 9%.

This increase over three years:

Undeveloped lots increase to a total of $650 annually

- increasing by $33 annually x 3 years

Developed lots increase to a total of $1450 annually

- increasing by $330 annually x 3 years

Proposed language for amendment to by-laws

"Notwithstanding any provision to the contrary in Line 12, Section C regarding equal apportionment of Common Expenses, the Board of Directors shall have the authority to apportion costs specifically related to ***winter snow removal services*** *on an unequal basis. Such apportionment shall be determined based on the presence or absence of a dwelling on the lot, such that developed lots pay 91% of annual snow removal fees and undeveloped lots pay 9% of snow removal fees. All other Common Expenses shall continue to be apportioned equally among all Lots."*

Voting

***thank you to Amanda (Daniels) Greenland for image

Scenario 1 = Equal Distribution			
Every Lot	YEAR 1 - Fall 2026	YEAR 2 - Fall 2027	YEAR 3 - Fall 2028
Regular HOA fees	$550	$550	$550
Snow plow fees	$222	$444	$666
Yearly total per lot (90 total)	**$772**	**$994**	**$1,216**
Scenario 2 = 91% Developed / 9% Undeveloped Distribution			
Developed Lot	YEAR 1 - Fall 2026	YEAR 2 - Fall 2027	YEAR 3 - Fall 2028
Regular HOA fees	$550	$550	$550
Snow plow fees	$330	$630	$990
Yearly total per developed lot (55 total)	**$880**	**$1,180**	**$1,540**
Undeveloped Lot	YEAR 1 - Fall 2026	YEAR 2 - Fall 2027	YEAR 3 - Fall 2028
Regular HOA fees	$550	$550	$550
Snow plow fees	$33	$66	$99
Yearly total per undeveloped lot (35 total)	**$583**	**$616**	**$649**

VOTING TIME

First vote: YES/NO for making a change with current plowing practices

- 1 vote per lot

*** At the time when a vote was presented to the room, multiple residents expressed their concern that voting on this topic was not legal because the Board of Trustees had not reached a quorum when presenting the idea to make change.*

Discussion of differing viewpoints ensued. Eventually, a vote proceeded:

28 lots voted to make a change
32 lots voted to keep the current plowing system volunteer based

Thus, no change will be implemented to the current winter road maintenance of the neighborhood.

Topic 5 Fiber/conduit installation per Brighton township (7:45-7:50)

- cost is the homeowner’s responsibility

- other details largely unknown

Topic 6 Clarifying the break-up season (7:50-7:55)

From the mounthaven.org website under “Useful Info”

8. Break-up period: The roads and water pipes are particularly sensitive to damage from heavy vehicles during the “break-up period”, especially when water pipes are empty. Therefore, the HOA bylaws do not allow heavy (over 3/4 ton) vehicles or machinery (septic pumper trucks, propane trucks, concrete trucks, cranes, excavators, etc.) on the roads during the months of October and May. The months of November through April often have the same conditions or worse so the same restrictions apply. The board may grant exceptions depending on the conditions.

<u>Topic 7</u> Long-term rentals (7:55-8:10)

DUE TO TIME LIMITATIONS, THIS WAS NOT DISCUSSED

- Renting of cabins not permitted per bylaws, it is happening in the neighborhood

<u>Topic 8</u> Vote for new Board members (8:10-8:30)

President - Chuck Konopa

Vice President - Bryan Wright

Secretary - Ken Milne

1-year Trustee - Jo Clay

1-year Trustee in Waiting - Pam Woodford