

**PARK HOTEL CONDOMINIUMS ASSOCIATION OF UNIT OWNERS  
REGULAR BOARD OF DIRECTORS MEETING**

**Holladay Library  
2150 E. Murray Holladay Rd.  
Holladay Utah,  
Saturday March 11, 2017**

**I. CALL TO ORDER/ROLL CALL**

The meeting was called to order by President Elizabeth Lucido at 11:15 AM MT at the Holladay Library, 2150E. Murray Holladay Rd. Holladay Utah. A quorum was present to conduct business. The following persons participated in the meeting:

**Board members**

Elizabeth Lucido	President (via telephone)
Robert Hale	Director
Brent Zepke	Director
Keith Chan	Secretary/Treasurer (Excused)
Nelda Israelsen	Director (Excused)

**TPI Management**

Terry Bricco	Vice President of Resort Operations
Nancy Scott	Park Hotel General Manager

Following the determination of Quorum Elizabeth Lucido turned the meeting over to Brent Zepke.

**II. APPROVAL OF AGENDA**

*Robert Hale made a motion to approve the meeting agenda. Second was by Brent Zepke. The vote was unanimous.*

**III. ELECTION OF OFFICERS**

*Elizabeth Lucido made a Motion to ratify the appointment of Robert Hale to the board and nominate Brent Zepke as President of the Park Hotel Board with all other officers a presently constituted. Robert Hale seconded the motion. The vote was unanimous.*

**Officers:**

President –	Brent Zepke
Vice President -	Robert Hale
Secretary / Treasurer -	Keith Chan

#### **IV. REVIEW OF PREVIOUS MEETING MINUTES**

##### **Minutes of The September 22, 2016 Board Meeting**

The September 22, 2016 Board Meeting minutes were reviewed.

*Motion by Brent Zepke to approve the minutes. Second by Robert Hale. The vote was unanimous.*

#### **V. MEMBER CORRESPONDENCE**

There was no member correspondence.

#### **VI. REPORTS**

##### **A. Financial**

Terry Bricco reported on the January 2017 month end financials. The Board reviewed the Income Statement, the Account Receivable Summary, and Cash Balance Report.

The delinquency report was reviewed along with the Reserve and replacement fund with expenditures.

A motion was made by Brent Zepke to accept the January 31, 2017 month end financials. Second by Robert Hale. The vote was unanimous.

##### **B. Management**

###### **1. Update**

Nancy Scott reported on the maintenance done this past year and on the projects which will be completed this spring / summer. A comprehensive action item list is attached to these minutes.

###### **2. Sales And Rentals**

Discussion was held on the potential options for sales, marketing and rentals.

###### **3. Comment Card Summaries**

The comment card summaries were reviewed and discussion followed. Exchange and other travel sites need to be notified of the parking situation at the resort. Terry and Nancy are going to work on that.

###### **4. Occupancy Analysis**

The occupancy was reviewed and a discussion pertaining to rentals was held. We are looking into the website to make sure owners know they can rent units for \$50 per night

**5. HOA Inventory**

The report was reviewed and Nancy mentioned that Kit Kosekowski has a friend that wants to buy one of the units.

**6. Collections**

Collections were discussed along with foreclosures. The resort is not taking any weeks as a deed back. Robert Hale is going to talk with a few attorneys to get a price on foreclosures.

**VII. OLD BUSINESS**

There was no previous business.

**NEW BUSINESS**

**A. Ratify the Appointment of Robert Hale**

The ratification for appointing Robert Hale on the board as a director was done in the election of officers' process.

**B. Terry Bricco- Introduction**

Terry Bricco took five minutes to introduce himself to the board.

**C. New mileage rate is 53.5 cents per mile.**

*Motion made by Robert Hale to approve the new mileage rate for travel on company business. Second by Elizabeth Lucido. The vote was unanimous.*

**VIII. OTHER BUSINEES**

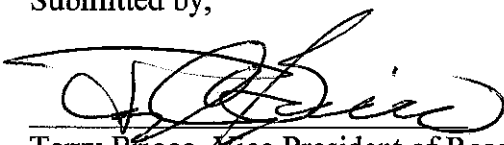
There was no other business.

**IX. ADJOURNMENT**

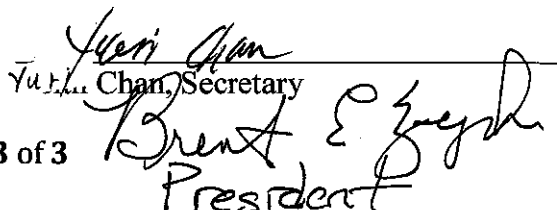
A motion was made to adjourn the meeting at Noon by Brent Zepke. Second by Robert Hale. The vote was unanimous.

Submitted by,

Attested by,



Terry Bricco, Vice President of Resort Operations



Yuen Chan, Secretary  
Brent Zepke  
President