

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

**Park Regency Resort
Park City, Utah
June 6, 2017**

I. CALL TO ORDER/ROLL CALL

The meeting was called to order by President Brent Zepke at 10:05 AM MT at the Park Regency Resort, Park City, Utah. A quorum was present to conduct business. The following persons participated in the meeting:

Board members

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

TPI Management

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

Owners/Guests

Yuri Chan

II. APPROVAL OF AGENDA

Per Brent Zepke the agenda was approved with no changes.

III. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

A. Minutes of the March 11, 2017 Board Meeting

Robert Hale made a motion to approve the minutes of March 11, 2017 with corrections. Second by Elizabeth Lucido. The motion passed with a unanimous vote. Brent Zepke made a comment thanking Elizabeth Lucido for all of her efforts as board president.

IV. MEMBER CORRESPONDENCE

The board reviewed a request to give back a week to the HOA and will respond by letter. The opportunity for owners to deed back their weeks it not an option at this time.

V. REPORTS

A. Financial

Terry Bricco reviewed with the board the March 31, 2017 financials. Revenue is up due to an increase in rental income. Total operating expenses were down leaving a deficit of (\$1,154.00). The audit was emailed to the board members, Robert, Nelda and Keith would like a hard copy mailed to them.

A discussion was held on the new law that was enacted then put on hold concerning exempt employees. Nancy has one employee that was affected and she will make sure that the wages even out for her so as not to take a reduction in wages. At this point Trading Places is sticking with its decision to non-exempt any employee making under \$49,999.

Brent Zepke asked that Terry find out about the postage number as well as the health insurance for the resort manager.

The delinquency report was reviewed along with the Reserve and replacement fund with expenditures. Collections show 21.56% being collected in 2016 with 24.75% being collected in 2017 which is a 3.19% positive variance. There has been \$699.00 reserve dollars spent.

Elizabeth Lucido felt good where the resort is in their reserve account of \$148,000 but would like to see it at \$200,000.

Robert Hale made a motion to accept the March 31, 2017 month end financials and the Audit for 2016. Second by Nelda Israelsen. The vote was unanimous.

B. Management

Update

1. Nancy Scott reported on the maintenance done this past year and on the projects which will be completed this fall. A comprehensive action item list is attached to these minutes. Nancy Scott discussed the recent (yesterday) breaking down of the evaporative cooler which caused minimal damage to the resort but had to be fixed immediately by Select Comfort. The new cooler is going to be around \$6,000.

Another discussion was concerning putting granite, new bed spreads and beds in the resort. The brass beds are to a point where they have to be replaced. Also the PARK HOTEL lettering on the front of the building will be replaced by new letters. Nancy Scott did say they have scheduled to paint next year.

Brent asked Nancy to send him a copy of her June 2017 report.

Elizabeth Lucido started a discussion topic about the possibility of getting away from the Victorian style at the resort. As things like the beds start failing the economy to maintain the style might be prohibitive. Nancy Scott agreed and more discussion was held on the topic

including king beds in the bigger units along with granite counter tops. Brent Zepke felt that granite countertops were a priority.

The next discussion was held in reference to a request by one of the commercial owners, Norsk. Norsk would like to remove the alcove by their store and make the wall straight. It would give them a little more space for their inventory. Discussion followed.

Brent Zepke made a motion to allow Norsk to straighten out the alcove by their store and give them a little more inventory space. Second by Elizabeth Lucido. The vote was unanimous.

2. Action Items

There were no action items other than those discussed above by the manager.

3. Comment Cards

Comment cards were reviewed along with RCI, Trading Places and Trip Advisor. Dirty dishes were discussed in that the industry has stopped using phosphates in most detergents. Housekeeping does use a high end detergent along with vinegar to get the dishes and dishwasher cleaner.

Brent Zepke wants to make sure that the restaurant is mentioned on the resort website. Nancy Scott said that it is mentioned.

4. Occupancy

The occupancy report is showing 47% unoccupied from January 1, 2017 to April 30, 2017 with rentals at 5%. Elizabeth Lucido would like a rental presentation from Trading Places showing the board what can be done with the additional inventory not being used. Terry Bricco said that the rental department for both VRI and Trading Places is being very aggressive with new staff and technology. Terry said he believes the additional \$6,500.00 in rental revenue on the March financial is indicative of that effort. Terry will research the financials and find out the source of the additional income. The comment was made that the Park Regency gets all of the rental business. That should not be the case. Brent Zepke would like to visit the Lake Forest office and discuss rental with Trading Places. He would like Terry to set up the meeting.

5. HOA Inventory

HOA inventory was reviewed and there are currently 183 weeks owned by the HOA.

VI. OLD BUSINESS

There was no previous business.

VII. NEW BUSINESS

Robert Hale made a motion to accept the resignation of Keith Chan from the Park Hotel Board of Directors and to appoint Yuri Chan to fill his position until the end of his term. Second by Brent Zepke. The vote was unanimous.

VIII. OTHER BUSINEES

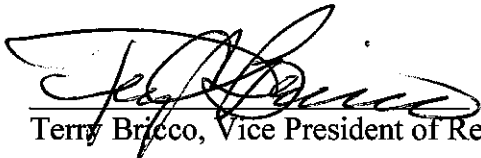
Robert Hale announced that he would be running for the position of Mayor of Midvale, Utah in November. At this time he does not know if that will affect his membership on the Park Hotel Board. The next board meeting will be in September and include the 2018 budget.

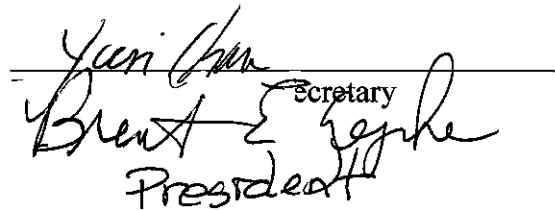
IX. ADJOURNMENT

Robert Hale made a motion to adjourn the meeting at 11:15 AM. Second by Nelda Israelsen. The vote was unanimous.

Submitted by,

Attested by,


Terry Brisco, Vice President of Resort Operations


Yuri Chan Secretary
Brent Zepke President