



---

**PARK HOTEL**  
C O N D O M I N I U M S

---

**NOTICE OF THE 2019 ANNUAL MEMBER MEETING**

February 2019

Dear Park Hotel Owners:

The 2019 annual meeting of the members of the Park Hotel Condominiums Association of Unit Owners will be held on Saturday, March 9, 2019 at 10:30 a.m. (MST) at the Millcreek Library, 2266 East Evergreen Avenue, Salt Lake City, Utah. Please mark your calendar.

We look forward to your participation in the association activities. Trading Places International, our management company, will be attending the meeting to answer questions and address any concerns you may have.

Enclosed, you will find the agenda, candidate statements of those individuals running in the election to become members of the board, the minutes of the 2018 annual meeting, and the proxy form. Please return the proxy in time to be received no later than 4:00 p.m. (PST) on March 7, 2019, even if you plan to attend the annual meeting. If an insufficient number of members return their proxies, the meeting cannot be held and the association will have to incur the expense of additional mailings to the members.

Please show your support of the association by returning the proxy form or by attending the meeting.

Sincerely,

Board of Directors  
Park Hotel Condominiums Association of Unit Owners

*(Agenda on Reverse)*

# **Park Hotel Condominiums Association of Unit Owners**

**Annual Meeting at the Millcreek Library  
2266 East Evergreen Avenue  
Salt Lake City, Utah.  
Saturday, March 9, 2019  
10:30 a.m. (MST)**

## **AGENDA**

- I. Call Meeting to Order**
  - A. Welcoming Remarks
  - B. Introductions
  - C. Proof of Notice of Mailing
  - D. Establish Quorum
- II. Approval of the 2018 Annual Meeting Minutes**
- III. Overview of 2018**
- IV. Discussion of Financial Status of Resort**
- V. Appointment of Inspectors of Election**
- VI. Election of Board of Directors**
- VII. Management Company Report**
- VIII. General Discussion / Open Forum**
- IX. Election Results**
- X. Adjournment**

*Please Note: In order to expedite the conduct of business, please hold your questions and comments until the General Discussion / Open Forum portion of the meeting. If you have special items of business you wish to bring up, please contact someone from the board or management before the meeting begins.*

**Candidate Statements – Park Hotel**  
(3 open positions)

**Yuri Chan (Incumbent)-Salt Lake City-UT**

I have been in the restaurant business for approximately 26 years which is in the Park Hotel. I have been involved with the board of directors for the last two years and I would be glad to contribute my time and efforts in making a difference for the Park Hotel Condominium Association.

---

**Nelda Israelsen (Incumbent) – Roy, UT**

I have been on the board for many years and I am excited to run for another term. I became an owner at the Park Hotel before it was built and have enjoyed being there with my family.

I retired from PacifiCorp in 2002 after almost 25 years as a Customer Service Rep of which satisfaction was my goal for my customers. It's important to me to have Park Hotel in great shape both inside and out so we as homeowners are proud to say where we own and that those from other associations will want to be there also.

I have really enjoyed working on the board and I ask for your vote so I can use my history on the board to contribute to Park Hotel's future. I will continue striving to maintain our board's goals and to serve you as homeowners to the best of my ability.

---

**Brent Zepke (Incumbent) – Santa Barbara, CA**

I'm pleased to have been part of the board that partnered with management to recently be awarded the 2015 RCI Resort Recognition Award. Our achievements include: flat screen televisions, Wi-Fi, new chairs and kitchen equipment; and improve the shower and room temperature controls. My family has enjoyed our four weeks at the Hotel for three decades.

My professional experience includes legal and business counseling to Gulf Oil Corporation and Hercules, Inc., as well as being a faculty member in the college of business administration of The University of Tennessee, Penn State, and Temple University. I've served as a volunteer on boards of non-profits, such as Opera Delaware and the Human Relations Commission of Santa Barbara, and currently serve as an arbitrator for the Financial Industry National Regulatory Authority (FINRA).

I'd like the opportunity to continue applying my expertise toward the success of the Park Hotel.

---

**PARK HOTEL CONDOMINIUMS ASSOCIATION OF UNIT OWNERS  
2018 ANNUAL MEETING MINUTES**

**Sandy Library  
10100 South Petunia Way  
Sandy, Utah  
Saturday, March 10, 2018**

**I. CALL MEETING TO ORDER**

The meeting was called to order by President Brent Zepke at 10:30 A.M. (MDT) at the Sandy Library, 10100 South Petunia Way, Sandy, Utah. A quorum was present to conduct business. Brent Zepke introduced the members of the Park Hotel Board and Trading Places International (TPI) staff. Brent Zepke thanked all members in attendance for their participation. The following persons participated in the meeting:

**Board Members:**

Brent Zepke	President
Robert Hale	Vice President
Yuri Chan	Secretary / Treasurer
Nelda Israelsen	Director

**Trading Places International:**

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

**Excused:**

Elizabeth Lucido	Director
------------------	----------

**Park Hotel Memberships:**

Memberships Represented in Person:	0
Memberships Represented by Proxies Received:	630
Total Memberships Represented:	630
Quorum requirement is 50% or 621 owners	

**II. APPROVAL OF THE 2017 ANNUAL MEETING MINUTES**

**March 11, 2017 Annual meeting minutes**

The 2017 Annual Meeting minutes were presented for approval. Brent Zepke asked for any corrections to the minutes. There were no corrections.

*Cynthia Maw motioned to approve the Park Hotel Condominiums 2017 Annual Meeting minutes. The motion was seconded by Frank Weymouth and carried by unanimous vote.*

### **III. OVERVIEW OF 2017**

Nancy Scott gave an overview of the Resort in 2017 including work on the boiler system, new vents, maintenance room and new windows. Nancy also reported that building was to be painted this spring.

#### **TPI Management Report:**

Terry Bricco discussed the January 31<sup>st</sup> financials which is trending very positive with keeping rentals up and insurance costs down.

### **IV. DISCUSSION OF FINANCIAL REPORT**

Terry Bricco discussed the financial report for year ending December 31, 2017. The year ended with a negative \$30,286. This was caused by a bad debt expense of \$75,800. See TPI Management Report above. A copy of the audit will be sent to all those who signed up for it.

*Motion made by Frank Weymouth to accept the 2017 financials for the resort. Second by Jess Mackey. The vote was unanimous.*

### **V. APPOINTMENT OF INSPECTORS OF ELECTION**

Owner Frank Weymouth and Jess Mackey volunteered to be the Inspectors of Election.

### **VI. ELECTIONS: VOTE TO FILL VACANCIES ON THE BOARD OF TRUSTEES**

With no nominations from the floor and two incumbents running for the two open spots on the board. Both incumbents were voted back by acclamation.

*Motion made by Frank Weymouth that the vote for the two positions be made by acclamation. Brad Beasley seconded the motion and the vote was unanimous.*

### **VII. MANAGEMENT COMPANY REPORT**

Brent Zepke Reported on the rental program and on his trip to the TPI office in Lake Forest California. The officers and staff made a few knowledgeable presentations to the owners in attendance.

### **VIII. GENERAL DISCUSSION/OPEN FORUM**

Brent Zepke opened the floor for questions and discussion.

Painting the building was affirmed to start this spring, owner rentals was discussed which is hard to do because of the HOA weeks being rented first. One owner wanted to be sure TPI is utilizing the seasons and the activities in the area to drive rental

business and they are doing that. Another comment was on the how unique the resort was and that location is important.

Immediately following the close of the general discussion, a drawing was held for those in attendance. Robert Hale won the experience TPI week voucher and both Jess Mackey and Ron Sperry won a \$100 Hot deal coupon.

**IX. ANNOUNCE ELECTION RESULTS**

Brent Zepke announced the election results. All two incumbents running for the board were re-elected by acclamation giving each 630 votes.

**X. ADJOURNMENT**

*A motion was made by Robert Hale to adjourn the 2018 Annual Meeting at 11:25 AM. (MDT)*

Submitted by,

Attested by,

---

Terry Bricco, Vice President of Resort Operations

---

Yuri Chan, Secretary

**ANNUAL MEETING OF THE PARK HOTEL CONDOMINIUMS ASSOCIATION OF UNIT OWNERS  
(A UTAH NON-PROFIT CORPORATION)  
REVOCABLE PROXY**

The undersigned member of Park Hotel Condominiums Association of Unit Owners (hereinafter "Association") hereby revokes all previous proxies, acknowledge(s) receipt of the Notice of the 2019 Annual Meeting of Association members to be held on Saturday, March 9, 2019 at 10:30 a.m. (MST) in Salt Lake City, Utah and appoints the Board of Directors of the Association, or a majority thereof, to be the Assigned Proxy, or \_\_\_\_\_ (*print name of another person assigned proxy*). If no indication is made as to who the proxy holder is, the Board of Directors will be considered the proxy holder and may vote as they deem reasonable and proper. By this proxy, the proxy holder shall have the power to represent the member at said meeting and any adjournment thereof in the same manner as set out below. Any act the proxy holder shall take pursuant to this proxy shall have the same effect as if the member were present and so acting. This proxy shall be used for the purpose of establishing a quorum and for voting if and in the manner the member so instructs and shall be valid for three (3) months from the date executed unless revoked prior thereto. With regard to voting on the matters specifically set forth below, the proxy holder is hereby instructed to use this proxy as follows:

- Use of proxy (check one)**       Vote as proxy holder deems proper (assign a proxy holder above or the board will be the assigned proxy holder)  
 For quorum purposes only (*do not vote below*)  
 Vote and cast the member's vote as follows

**1. Election of Directors**

You may cast three (3) votes per interval owned and give your vote in any manner to the candidates listed below (fractional votes will not be counted; please use whole numbers). The three (3) positions are for a two-year term. (\* = Incumbent):

_____ Yuri Chan *	_____ Nelda Israelsen*	_____ Brent Zepke*
_____	_____	_____
<i>Write-in</i>	<i>Write-in</i>	<i>Write-in</i>

**2. Approval of the 2018 Annual Meeting Minutes**     YES     NO

This proxy will be voted as you have indicated above. If no indication has been made, this proxy will be voted as the proxy holder deems advisable on each of the matters set out above, or be used for quorum purposes only.  
**It must be signed and dated to be valid.**

Owner Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Number: [auto populated]

**Do you plan on attending the 2019 Annual Meeting?**     Yes     No    # of Attendees: \_\_\_\_\_

**MAIL THIS PROXY OR FAX IT TO (949) 315-3753 IN TIME TO BE RECEIVED ON OR BEFORE THURSDAY, MARCH 7, 2019 AT 4:00 P.M. (PST)**

**MAIL:**    Park Hotel Condominiums Association of Unit Owners  
                  Attn: DRO Admin  
                  25510 Commercentre Dr., Suite #100  
                  Lake Forest, CA 92630  
**FAX:**    (949) 315-3753  
**EMAIL:** [droadmin@tradingplaces.com](mailto:droadmin@tradingplaces.com)