



PARK HOTEL
CONDOMINIUMS

NOTICE OF THE 2020 ANNUAL MEMBER MEETING

February 2020

Dear Park Hotel Owners:

The 2020 annual meeting of the members of the Park Hotel Condominiums Association of Unit Owners will be held on Saturday, March 7, 2020 at 10:00 a.m. (MST) at the Marriot Vacations Worldwide office, 310 W. Bearcat Drive., Salt Lake City, Utah 84115. 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 2019 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 6, 2020, 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 Marriott Vacations Worldwide

310 W. Bearcat Drive

Salt Lake City, Utah.

Saturday, March 7, 2020

10:00 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 2019 Annual Meeting Minutes**
- III. Overview of 2019**
- 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

(2 open positions)

Robert Hale (Incumbent)-Midvale, UT

Tenture:

I have been an owner since construction of the hotel. I have served on the Board of Trustees since 1990.

Leadership:

- Mayor, Midvale City Utah, 2018-present
- City Council Midvale City. 2008-2014
- Midvalley Improvement District Trustee, 2002-2014
- Planning and Zoning Commission, Midvale City, 2001-2007
- Union Community Council, 1985-2001
- Team Leader, US Census 2010

Service:

Missionary, Church of Jesus Christ of Latter-Day Saints. Brazil, 2014-2016

Elizabeth Lucido (Incumbent) – Morgan, UT

I've been on the Park Hotel Association board for many years. Now welcoming in the 2020's I am still as excited as when I held my first position. Over these last years there have been many changes to the industry as it needs to negotiate the new avenues of booking vacations, I am looking forward to being a part of the timeshare industry as it tackles the issues that we are facing. I feel we need to stay updated and always looking into the future of the timeshare industry and to be an advocate for timeshare members. The member's need a voice and need to be heard. As an owner of an equipment company, I feel that my knowledge when it has come to repairs has been and would continue to be helpful in our success. I believe this also helps with working on the annual budget, where I will work hard to balance the yearly expenditures as needed. Thank you for considering my nomination.

Continue On back

Roberta Walski – Park City, UT

I have been an owner of numerous medical businesses for the last 43 years and purchased Bangkok Thai on Main the end of May this year. I have extensive experience sitting on executive boards. The boards have ranged from non-profit foundations, homeowners' boards, and medically related boards. I have served in the capacity of President, as well as various other positions (secretary, treasurer, V.P., etc.)

Since I am the current owner of the restaurant that resides in the Park Hotel, I feel I bring an owner's perspective to the buildings board. I have vested interest in making sure the Park Hotel building maintains the expected standards of the building of Park City and am becoming a part of the local community. I have had extensive volunteering experience for over 40 years when I lived in California.

Robert M Salter – Virginia Beach, VA

Ladies & Gentlemen:

My name is Robert M. Salter and have been a Park Hotel Timeshare owner for approximately forty years. Over that time my family and I have enjoyed many wonderful ski vacations in Park City and have made a number of friends in the community.

While I think our property is satisfactory, as a long-term owner I think there are opportunities for improvement (physical and operational) I believe my forty plus years of tax and financial planning and board memberships on charitable long- term facilities makes me an asset to our property.

Hoping for your support, Sincerely, Bob Salter

**PARK HOTEL CONDOMINIUMS ASSOCIATION OF UNIT OWNERS
2019 ANNUAL MEETING MINUTES**

**Millcreek Library
2266 East Evergreen Avenue
Salt Lake City, UT
Saturday, March 9, 2019**

I. CALL MEETING TO ORDER

The meeting was called to order by Brent Zepke Board President, at 10:38 A.M (MST). 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 people participated in the meeting:

Board Members:

Brent Zepke	President
Robert Hale	Vice President
Yuri Chan	Secretary
Nelda Israelsen	Director-Excused
Elizabeth Lucido	Director

Trading Places International:

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

Members Present:

There were five members present excluding the board of directors.

Brent Zepke announced that the notice of mailing and proxy were mailed to the owners of record on January 23, 2019. A copy of the notice is on file.

II. APPROVAL OF THE 2018 ANNUAL MEETING MINUTES

March 10, 2018 Annual Meeting minutes

A motion was made by Steve Werner to approve the March 10, 2018 Annual meeting minutes. The motion was seconded by Curt Foerstur. The vote was unanimous.



III. OVERVIEW OF 2018

Nancy Scott gave a brief overview of all the projects that took place over the year at the resort and what is to come for 2019. A few she mentioned:

- Updated linens
- Granite countertops

IV. DISCUSSION OF FINANCIAL STATUS OF RESORT

Terry Bricco gave a brief report on the financial status of the resort. Terry Bricco stated that they ended the year with a surplus of \$23,984.

V. APPOINTMENT OF INSPECTORS OF ELECTION

Owner Frank Weymouth volunteered to help with the election.

VI. ELECTION OF BOARD OF DIRECTORS (THREE OPEN POSITIONS)

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

VII. MANAGEMENT COMPANY REPORT

A raffle was conducted for one Free exchange and one Bonus week vouchers from Trading Places International. The winners were: Tom Borders and Steve Werner.

VIII. GENERAL DISCUSSION/OPEN FORUM

Nancy Scott answered questions from owners and went over the projects that are going to take place this upcoming year. A few owners expressed their opinion about the rental program which has been doing very well.

IX. ELECTION RESULTS

Motion made by Tom Borders that the vote for the three open positions be made by acclamation. Steve Werner seconded the motion and the vote was unanimous.

X. ADJOURNMENT

Motion made by Steve Werner and seconded by Curt Foerster to adjourn the 2019 Annual meeting at 11:30 a.m. (MST).

Submitted by,

Attested by,

Terry Bricco, Vice President of Resort Operations

Yuri Chan, Secretary

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