



## Powder Wood at Landmark Condominium Association

General Session 6:00 pm  
Executive Session immediately follows.  
Webex Virtual Meeting  
Thursday, April 17, 2025

### GENERAL SESSION MEETING MINUTES

Call to Order by Joel Moskal, President, at 6:05 p.m.

Verification of quorum: All Members Present

1. Review/approve Meeting Minutes of the August 15<sup>th</sup>, 2024, Meeting:

Motion: Stanley Goldschmidt  
Second: Joel Moskal  
Opposed: None  
Motion passed

2. Financials

Operating YTD Actual vs Budget through March 31, 2025

Operating	YTD Actual	YTD Budget	Variance	%	NOTES
Income	\$ 316,594.88	\$ 307,161.64	\$ 9,433.64	3.1%	Above budget ancillary income, late fees, and Reinvestment fees
Operating Expense	\$ 290,616.67	\$ 300,690.57	\$ -10,073.90	-3.4%	Below budget expense in Utilities. New water rate begins with the January billing paid in February.
Reserve Contribution	\$ 75,000.00	\$ 75,000.00	\$ 0.0		
Net Income	\$ 25,978.21	\$ 6,926.07	\$ 19,052.14		

3. Account YTD through March 31, 2025

a. Monthly contribution \$ 25,000.00  
Reserve Account balance \$394,335.29  
2025 Annual Interest Income \$308.39  
b. YTD Reserve Expenses Paid \$ 0.00

4. Operations - Update

- a. Fire extinguishers installed at every stairwell as required by PCFD.
- b. 1 Bldg pressure reducing valve replaced.
- c. 6 Bldg water supply line leaking and will be replaced.
- d. 12 Bldg required drain line replacement. In process.

5. Unfinished Items / Topics

None

6. New Items / Topics

- a. 2025 Reserve Projects
  - 1. 3 bldgs painting and wood replacement
  - 2. 5 bldgs landing carpet replacement - completion of all bldgs.
  - 3. asphalt repair
  - 4. carport repair
- b. 2025 In House Projects
  - 1. painting of carport trim
  - 2. replacement of carport metal sheeting, as needed
  - 3. gas meter painting

Member Comments: None

Motion for Management Committee to go into Executive Session: Stanley Goldschmidt  
Second: Joel Moskal

Adjournment at 6:13 p.m.



6975 North 2200 West  
Park City, Utah 84098  
435-649-3722

## Powder Wood at Landmark Condominium Association

General Session 6:00 pm  
Executive Session immediately follows.  
Webex Virtual Meeting  
Thursday, June 19th, 2025

### GENERAL SESSION MEETING MINUTES

#### General Session – 6 pm

##### Call to Order

Verification of quorum: Joel Moskal, Stanley Goldschmidt present Absent: Sean Hackett

##### 1. Review/approve Meeting Minutes of the April 17th, 2025, Meeting

Motion: Stanley Goldschmidt

Second: Joel Moskal

Opposed: None

##### 2. Financials

Operating YTD Actual vs Budget through May 31, 2025

Operating	YTD Actual	YTD Budget	Variance	%	NOTES
Income	\$519,768.45	\$511,936.08	\$7,832.37	1.5%	Primarily late fees, maintenance assessment, and parking income.
Operating Expense	\$507,215.93	\$501,144.12	\$6,071.81	1.2%	Primarily unbudgeted fire system maintenance required by PCFD and unbudgeted plumbing repairs.
Reserve Contribution	\$125,000.00	\$125,000.00	\$0.00		
Net Income	\$12,552.52	\$10,791.96	\$1,760.56		

##### 4. Account YTD through May 31, 2025

a. Monthly contribution \$ 25,000.00  
Reserve Account balance \$448,692.74  
2025 Annual Interest Income \$499.18

b. YTD Reserve Expenses Paid \$0.00

##### 4. Accounts Receivable/Delinquency as of May 31st, 2025

Total 31+ days delinquent: \$12,112.04

##### 5. Operations – Update

- a. Clubhouse areas painted
- b. Railing repairs to CH bridge completed
- c. Main line plumbing repairs completed in 12M
- d. Hydro-jetting main sewer lines on Bldgs 8, 9, 11, 13
- e. Spa repairs completed
- f. Curb painting

##### 6. Unfinished Items / Topics

Motion to approve 2025 Reserve Projects – Total \$338,350:

- a. Asphalt Repair \$40,000
- b. Carports \$15,000
- c. CH \$ 7,500 window replacement
- d. CH Camera \$ 5,000
- e. Ext Lights \$35,000 Bldg Ext Lights
- f. Fire System. \$65,000
- g. Painting \$ 81,000 3 Bldgs; 1, 2, 4
- h. Plumbing \$67,850
- i. Landing Carpet \$22,000

Motion: Joel Moskal

Second: Stanley Goldschmidt

Opposed: None



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**7. New Items / Topics**

**Member Comments**

**Motion for Management Committee to go into Executive Session: Stanley Goldschmidt  
Second: Joel Moskal**

**Adjournment 6:42 pm**