



Lespri
PARK CITY

HOA MANAGEMENT

“When every physical and mental resource is focused, one’s power to solve a problem multiplies tremendously.”

—Norman Vincent Peale

**HOA MANAGEMENT
SERVICES PROVIDED...**

- Property Management
- Governance/Compliance
- Financial Management
- Capital Planning
- Board Relations
- Owner Communications



Lespri Park City has been in the property management business for 15+ years managing many of the well-recognized properties in Park City. Offering full property management services, Lespri provides Property Owners with peace of mind that their asset is being well-maintained, managed, and rented on a continual basis to ensure maximization of the rental income.

As an extension of the business, Lespri also offers HOA management to Associations seeking quality management of the common areas, strict compliance with state and local condominium laws, accurate and timely financial management, effective capital planning to ensure asset maintenance, comprehensive Board relations, and continual Owner communication so that transparency is an integral part of the HOA Management culture.



TASKS MANAGED



HOA MANAGEMENT SERVICES

PROPERTY MANAGEMENT

Oversight of all common areas to include:

- Facilities/Maintenance
- Housekeeping
- Front Desk
- Pool, Spa, Fitness Center, Activity Center
- Grounds/Landscaping
- Security

BOARD RELATIONS

- Liaison with Owners
- Liaison with Management Company
- Facilitate Board Meetings
- Facilitate Owner Meetings
- Prepare/Distribute Meeting Minutes

OWNER COMMUNICATIONS

- Quarterly Newsletter
- Website Maintenance
- Social Media
- Owner Inquiry/Requests

FINANCIAL MANAGEMENT

- HOA Billings/Collections
- Accounts Payable
- Financial Statements
- Annual HOA Budget
- Bank Reconciliations
- Board Member expense reports
- Capital expenditure analysis
- Annual Audit
- Annual Tax Return

CAPITAL PLANNING

- Annual capital planning
- Reserves Study coordination
- Reserves Study analysis
- FF&E/Room Refurbishments
- Common Area Refurbishments

GOVERNANCE/COMPLIANCE

- Association Processes/Procedures
- CC&R Compliance
- Rules/Regulations
- State Code/Law
- Liaison with City, County, State Governments

Through HOA Management with Lespri, Owners are provided with the assurance and peace of mind that their asset is being properly managed by experienced professionals dedicated to the entire oversight of the property. This is accomplished through...

- Continual oversight and preventative maintenance of the physical plant to extend the life of all maintenance/operating systems.
- Ability to repair and/or replace maintenance items on-site, with limited outside engagement from 3rd party vendors to decrease the costs incurred by the HOA.
- Annual planned capital projects to ensure that the property is maintained and real estate values are not compromised.
- Compliance with State laws and the HOA governing documents to mitigate the risk of litigation.
- Providing transparency to the Owners through the preparation of quarterly HOA financial statements so that Owners are fully aware of the financial health of their HOA.
- Ensuring that Owner delinquencies are in line so that the HOA has the necessary cashflow to cover monthly operating costs.
- Function as the liaison between the Owners and the Board of Directors to ensure proper communication.
- Facilitate Board of Director and Owner meetings, as well as maintain the proper meeting minutes.



PROVIDES ASSURANCE AND PEACE OF MIND...



HOA PROPERTIES MANAGED

Lespri Park City and its HOA partners have several years' experience either in the direct management of or assisting in the management of various HOA properties. Some of the properties include:

PROPERTY	# OF KEYS	AMENITIES/PROPERTY DESCRIPTION
Marriott's Summit Watch	270	2-BR villas with lockoffs; Marketplace; Activities Center; Front Desk/Lobby; Under-ground Parking Garage; Commercial/Retail Shops; Swimming Pool; Hot Tubs; Fitness Center; Owners' Lounge.
Grand Summit Hotel	363	1-, 2-, 3- BR, and Penthouse units with lockoffs; Marketplace; Restaurants; Meeting Room Space; Spa; Fitness Center; Swimming Pool; Hot Tubs; Childcare Center; Owners' Lounge; Front Desk/Lobby; Underground Parking Garage; Owners' Locker Room.
Escala Lodges	178	2-, 3-, and 4-BR units with lockoffs; Marketplace; Restaurant; Meeting Room Space; Fitness Center; Swimming Pool; Hot Tubs; Front Desk/Lobby; Underground Parking Garage; Owners' Lounge.
Silverado Lodge	232	2-, 3-, and 4-BR units with lockoffs; Marketplace; Restaurant; Meeting Room Space; Fitness Center; Swimming Pool; Hot Tubs; Front Desk/Lobby; Underground Parking Garage; Sports Court.
Sundial Lodge	193	2-, 3-, and 4-BR units with lockoffs; Fitness Center; Swimming Pool; Hot Tubs; Front Desk/Lobby; Underground Parking Garage.
Moose Lodge	12	2-BR units; Underground Parking Garage.
Timberwolf Lodge	44	2-BR units; Underground Parking Garage.
Lofts @ Deer Valley	8	3-BR units; Hot Tubs; Underground Parking Garage.

And other properties...the Sky Lodge, Fairway Springs, Silver Queen, 692 Main Street, Waldorf Astoria, and Tuhaye, to name a few.

HOA MEMBER BENEFITS AND AMENITIES

Your Lespri Park City experience encompasses more than just HOA Management. For all properties HOA-managed by Lespri, Owners enjoy access to a collection of high-end services unparalleled in the Park City market to include:

- 20% discount on food and non-alcoholic beverages at the Lespri Prime Steak and Sushi Bar. Recognized as one of the best venues in Park City, the restaurant serves only USDA prime beef and market-fresh sushi, paired with an extensive wine and spirits menu.
- Benefits at subsidiary resorts throughout North America including destinations such as Park City, UT; Jackson Hole, WY; Mon Tremblant, Quebec; and Whistler, B.C.. Benefits are also offered at reciprocal clubs located in Los Angeles, Chicago, Hawaii, Seattle, Denver, Phoenix, Newport Beach, Marina del Ray, San Francisco, Tallahassee, Helena, Las Vegas, and Philadelphia.
- 20% off private-car transportation to/from Salt Lake International Airport or Heber Airport.
- Reduced golf rates at the Crater Springs Golf Course in Heber City, UT.
- 24-hour Front Desk services for all Owner needs.
- 24-hour Handyman services, at market rates.
- 20% off Hawaii lodging through our travel partners.
- Cleaning Services, at market rates and on demand.



Meet the **HOA** Management Team...



BRENDA NAGLE
HOA Director—Lespri Park City

(435) 729-0320
bnagle@clubespri.com
www.clubespri.com



Brenda Nagle has extensive and proven experience in real estate development, property management, and strategic planning, through many years working specifically in hotel development, hotel management, feasibility and business planning, financial management, and homeowners' association management.

Prior to partnering with Lespri Park City, Brenda held Senior development and leadership roles with Talisker Development, Canyons Resort, Cloud Nine Resorts, Marriott Vacation Club, and the American Automobile Association. Her business expertise includes the development of detailed business plans, operational plans, financial proformas, strategic plans, market analysis, feasibility studies, as well as asset valuations and multi-year cash flow operating budgets.

Brenda holds a Masters of Business Administration, with an emphasis in Finance, from Webster University and a Bachelor of Science degree in Marketing from the University of Central Florida.

She currently lives in Utah with her husband and children and has a passion for running, cycling, hiking, cross-country skiing, and competing in triathlons.

Meet the **HOA** Management Team...



BRIAN PARKER
Facilities Director—Lespri Park City

(385) 414-0577
bparker@clublespri.com
www.clublespri.com



With over 13 years experience in Facilities Management, Brian Parker has dedicated himself to ensuring that the assets of the properties he manages are properly maintained to extend their useful life. Through continual and routine preventative maintenance, Brian has been successful in saving a significant amount of money for the properties that he has managed.

Brian's expertise in all facets of Facilities Management has allowed him to train his team members so that the majority of maintenance issues are able to be handled in house in lieu of contracting with a third party for repairs and maintenance, which is common in the industry.

Prior to partnering with Lespri Property Management, Brian was responsible for the Facilities Management at the four properties owned by Malibu Companies to include the Sky Lodge, Fairway Springs, Silver Queen, and 692 Sky Residences. Additionally, Brian spent several years with Talisker Development and was responsible for managing 19 properties ranging from 500 sf to 17,000 sf. Brian currently lives in Salt Lake City with his wife. In his free time, he enjoys being in the great outdoors and spends many weekends camping.