



Minutes for The Ridges at Chalet Village Board of Directors Meeting

NOTICE OF MEETING:

Upon notice duly given and received, the meeting of the Directors of Ridges at Chalet Village Homeowners Association was held Saturday, January 13, 2018, Brian Head, UT

The meeting was called to order by Lea Ann Braithwaite at 10:15 a.m., proof of notice was affirmed and a Quorum was established. Lea Ann Braithwaite, President, chaired the meeting.

Present

Lea Ann Braithwaite, Paul Haney, M. J. Aranowski, Harry Schmaltz, Jason Gately

APPROVED MINUTES from Sept 16, 2017 Homeowner and Board meetings were approved unanimously.

A. Board of Directors Reports

- a. **Reviewed** financials, costs, bank reserves, forecast for fiscal year.
- b. **Board member resignation:** Jan Lawry resigned from the board. Vacancy will be opened to interested homeowners.

C Administrative Assistant Report

- a. **Reviewed and Discussed** slurry bid presented by Phase A. Board wanted clarification of differences in bids. Harry and Paul would talk with Phase A and finalize decision to use either Spencer or Superior. Spencer had lower bid.
- b. **Scheduled** Phase A and Ridges HOA Common Area Maintenance Meeting May 7, 2018 at 10:00, Brian Head.
- c. **Discussed and voted:** to keep phone numbers and email list of homeowners confidential.
- d. **Discussed:** homeowner request to open bathrooms in rec room. Board decided to keep bathrooms open during summer months and during holiday weekends.
- e. **Discussed** repair of washer and dryers. Board approved replacement of washer/dryer and water heater up to \$7,000. MJ requested a change machine.
- f. **Discussed** repairs to deck lights, gutters, light replacement, roof leak in rec room bathroom, trim board on H building that has moved. Michael offered to do work for payment.

- g. **Garage doors completed. Discussed** problems with trim. Roger to request replacements from garage installer.
- h. **Discussed** that satellite dishes are allowed on decks but not allowed fixed to outside common building walls.
- i. **Discussed** light sensors going out. Roger to replace all sensors.
- j. **Discussed summer projects:** reserve study, deck removal/replacement, slurry, paint garage doors to match new ones, fix cement on H7 garage, paint touch of complex – steps, marking dog poop cans, sealing flashing around chimney chase's on roofs (A1 was fixed but needs sealing).
- k. **Rescheduled:** March BOD meeting to March 17, 2018 at 10:00 Ridges Meeting Room Brian Head.
- l. **Discussed:** Resignation of Administrative Assistant. Position will be posted to homeowners with closing date of Feb 5. Board will interview candidates and decide at March 17 meeting.

D. New business

- a. A1 Homeowner reported problems with flashing on chimney chase and the need to seal it.
- b. Homeowner concerned garage door trim.
- c. Homeowner expressed concerns that dogs continue to be off leash and dog poop cans are being used as garbage cans.

E. Owner Compliance with Governing Documents

- a. **Reviewed** aging report.

Meeting adjourned at 12:48.

Signatures on File

Name Title

Name Title

Name Title

Name Title