



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, March 17, 2018, Brian Head, UT

The meeting was called to order by Lea Ann Braithwaite at 10:05 a.m., proof of notice was affirmed and Quorum was established. Lea Ann Braithwaite, President, chaired the meeting.

Present

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

APPROVED MINUTES from Jan 13, 2018 Homeowner and Board meetings were approved unanimously.

BOARD VOTE Ralph Linares to replace vacant board position. Dawn Altenhofen as the new Administrative Assistant.

- A. Board of Directors Reports**
 - a. Reviewed** financials, costs, bank reserves, forecast for fiscal year.
 - b. Reserve Study** – required to be done this summer per state statues.
- B. Approved** slurry bid from Spencer – approximately 8500 common drive and Ridges parking area (extra cost to repair any damage done this winter). To be coordinated with Phase A.
- C. Administrative Assistant Report**
 - a. Installed** new hot water heater, washer, and dryer. Coin changer on hold due to high cost.
 - b. Work** done by homeowner completed -lights, flashing on J building, lights on decks, roof repair.
 - c. Scheduled** Phase A and Ridges HOA Common Area Maintenance Meeting May 7, 2018 at 10:00, Brian Head. Harry requested to have meeting in

Las Vegas.

- d. **Discussed:** to allow Sheree to continue handling website.
- e. **Discussed:** homeowner meeting. To be held June 9, 2018 at 10:00 with BOD meeting at 12:00. Possible potluck or barbeque.
- f. **Discussed** summer projects such as: deck removal, rain gutter repair, chase on A-1 repair, painting of garages. Homeowner requested to touch up paint on South and West facing walls.
- g. **Discussed** leak in E3/E4.
- h. **Discussed** use of cooker by renters. Grill now located in locked maintenance office. Discussed broken pool sticks located in recreation room. Numerous instances of recreation equipment being broken. Homeowners should use care and advise renters/guests of the same.
- i. **New Owners – J4**

D. Administrative Assistant Interviews:

- a. **Four applicants** were interviewed.
- b. **Please welcome** Dawn Altenhofen as the new Administrative Assistant. She will begin March 23, 2018 and Sheree will help train.

E. Owner Compliance with Governing Documents

- a. **Reviewed** aging report

Meeting adjourned at 12:35.

Signatures on File

Name

Title

Name

Title

Name

Title

Name