

# 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 *The Ridges at Chalet Village Homeowners Association* was held on Saturday, June 3, 2017, at Brian Head, UT.

The meeting was called to order by Lea Ann Braithwaite at 12:15 a.m., proof of notice was affirmed and a quorum was established. Ms. Braithwaite, President, chaired the meeting.

## **Present**

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

Association officers for FY 2017-2018: Lea Ann Braithwaite, President

Harry Schmaltz, Vice President M.J. Aranowski, Secretary Paul Haney, Treasurer

Weston Ross and Jason Gately, Directors

Board unanimously approved the January 28, 2017 meeting minutes.

**SCHEDULED** Board meetings for FY 2017-2018:

10:00 AM September 16, 2017 Brian Head 5:00 PM January 17, 2018 Las Vegas 5:00 PM March 14, 2018 Las Vegas 10:00 AM June 9, 2018 Annual Homeowners Meeting, Brian Head 12:00 PM June 9, 2018 Executive Board meeting Brian Head

#### A. Board of Directors Reports

- **a. Reviewed** minutes of the May 2017 joint Ridges/PH A Assns. Common Area Maintenance Meeting. **Voted** to continue to use contractor Mike Carr for common road snow removal for the next two FYs. PH A will also contract with Mike Carr.
- b. Discussed common roadway asphalt slurry project scheduled for summer 2018.
- **c. Discussed** the PH A annual caretaking payment for old recreation center.

#### Draft

### **B.** Summer Projects

- a. Discussed/Voted to increase funds for demolition of the unsafe lower deck (\$7500 approved FY 2016-2017). Bid from Mike Carr is \$8600. A gas line will need to be capped before start and relocated after completion. Laundry room gas dryers will not be available during the project. Project to be completed during July.
- **b. Discussed/Voted to** sweep chimneys. The Assn. will the cover cost of certain pellet stoves in lieu of fireplaces.
- **c. Discussed/Approved** maintenance agent to clean property every two weeks. Areas include the laundry room, Community Center and attached lavatories (lavs to be open from Memorial Day to Labor Day), and other common areas.
- **d. Discussed/Approved** Board member participation during major projects. Sheree will schedule a Board member to be on-site and monitor contractor performance.
- **e. Discussed/Approved** \$100 for a beautification project by a homeowner (flowers, sprinklers).
- **f. Discussed/Approved** to solicit bids for repair of protruding retaining wall in parking area between the G and H buildings.
- g. Discussed garage door replacement and adjustment. Bid includes replacement of five wood doors, replacement of one double car steel door, and insulation of certain garage doors. Lea Ann will determine type and color of new garage doors with contractor. Discussed painting other garage doors to match new doors. Note: The door contractor advises that personal items need to be removed from garages prior to start.
- **h. Tabled:** Adding of unit number signs to garage doors.
- i. Discussed fire safety concerns with legacy ceiling heat. Board approved having a licensed electrician identify units that are still equipped with 1970s era ceiling heat. The electrician will inspect each system and if deemed unsafe, per Assn. governing documents, systems will be rendered inoperative at homeowner's expense
- j. **Discussed/approved** to allow supplies and equipment to be made available to homeowners for common area self-help cleaning projects. The Board encourages homeowners take pride in our complex and help maintain the property.
- **k. Discussed** changing locks on H water room, storage room, and maintenance office as detailed at the annual meeting.

#### C. Owner Compliance with Governing Documents

a. Reviewed aging report.

Meeting adjourned at 1:20.

Signatures on File			
Name	Title	Name	Title
 Name	 	 Name	 