



Minutes for The Ridges at Chalet Village Executive Board of Directors Meeting and Annual Homeowners 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 June 9, 2018
Las Vegas, NV

The meeting was called to order by Lea Ann Braithwaite at 10:09., proof of notice was affirmed and a Quorum was established. Acting President Lea Ann Braithwaite, chaired the meeting

Present

M.J Aranowski, Lea Ann Braithwaite, Jason Gateley, Paul Haney (via telephone), Ralph Linares, Harry Schmaltz, Weston Ross.

APPROVED MINUTES from last Executive Meeting in March 17, 2018.

A. BOARD OF DIRECTOR TOPICS

- i. **Appointed/ Voted** for Ralph Linares to serve on the BOD as President to fill vacant board position. Motion made by Lea Anne, 2nd by Harry. Motion carried unanimously. The Board thanks Lea Anne for serving on the BOD for three terms and acting as the BOD President during the last term.
Appointed/Voted for Paul Haney and Andrew Weist to serve on the BOD. One vacancy is remaining.
- ii. **Reviewed Minutes of Phase A and The Ridges Common Area Maintenance Meeting**
 - a. Attendees agreed to continue to use Mike Carr for common area snow removal.
 - b. Attendees agreed to use Spencer for the slurry project. The project is slated to start sometime in July.
 - c. The paving will be completed in sections to allow residents some access.
 - d. Phase A agreed to pay The Ridges \$500.00 for rec. room costs per Court Order.
- iii. **Reviewed** financial status, costs and bank reserves.
- iv. **Reviewed** status of reserve account assessment.
 - a. **Owner vote to deposit General Fund monies to Reserve account** totaling \$1,300 per month or 10% Motion made by Harry, 2nd by Jason.
- v. **Reviewed** completed project list for 2017/2018
- vi. **Reviewed** upcoming project list for 2018/1019
 - a. **Reserve study**
 - b. **Slurry**
 - c. **Paint**
 - d. **Deck**
- vii. **Advised** locks changed on office and storage area per Lea Anne.
- viii. **Discuss** weather stripping defects on multiple garages. Roger to call John to inspect and repair.
- ix. **Discuss** paint peeling on the complex. Administration Assistant to send a letter to Sherwin Williams and inquire about warranty/replacement.
- x. **Discuss** leaking rain gutters at Building G&H that need to be fixed. Building F gutter needs to be re-routed. The BOD suggested that Casey, the Maintenance Agent of Phase A be contacted to walk the Ridges property and be compensated for any repairs.

- xi. Discuss** leaking chimney in building A. The Board discussed waterproofing all the chimneys as well as Building A. The BOD previously approved \$1,500 for this project however this might increase if one building is more than \$500.00.
- xii. Discuss** cleaning of rec room, laundry room, stairs and other common areas. Numerous homeowner complaints about the cleanliness of the property. The Board agrees additional cleaning help is needed. The Administration Assistant will inquire about hiring a cleaning crew or person(s).

B. New Business

- i. **Discuss** increase in electric bill. Heaters will be turned on Labor Day and turned off May 1st. This is subject to weather conditions at the time. The Maintenance Agent is responsible for checking all heaters including the common area. Roger requests that the homeowners provide instructions to any heaters.
- ii. **Discuss** signage on exterior balcony of J Building facing the parking lot. The BOD agrees no homeowner signage shall be affixed to any building common area and must be removed.
- iii. **Discuss** garage clutter blocking closets and access to common areas in garages. All shared garages must be kept clean and not block closets, common area or access from another owner.
- iv. **Discuss** requiring all owners to submit their proof of homeowner's insurance to the Board. The Board agrees unanimously that particularly in the event of an insurance claim the homeowner must tender their homeowners insurance to the other party.

HOMEOWNER OPEN FORUM

Homeowner's will be dismissed at this time

A. Aging Report Review

- B. **Discuss** raising the insurance deductible from \$2,500 to 10,000. All Board members agreed unanimously.

There being no further business meeting was adjourned at 12:34p.m. Motion made by Lea Ann, 2nd by Jason. Motion carried unanimously and annual homeowner BBQ commenced. The BOD wishes to thank Lea Anne, Harry and MJ for organizing the annual homeowner's BBQ.

Signatures on File

Name Title

Name Title

Name Title

Name Title