



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, September 8, 2018, Rainbow Library, Las Vegas, NV

The meeting was called to order by Ralph Linares at 10:00am Sept 8, 2018.

Attendance:

Ralph Linares, President
Paul Haney, Treasurer
M.J. Aranowski, Secretary (via phone)
Harry Schmaltz, Board Member
A.J. Weist, Board Member
Jason Gately, Board Member
Weston Ross, Board Member
Dawn Altenhofen, Admin. Assistant
Roger Heywood, Maint.Agent

A. The minutes from June 9, 2018, annual Board meeting were approved and signed by board members.

B. HOA Financial Status

The Treasurer outlined the cost of FY 17 - FY 18 completed projects at approximately \$40,000 which included the asphalt slurry, garage doors and others. A new reserve study is due this FY per statute (approximately \$1500 to complete). The previous study in 2013 recommended approx. \$175,000 in reserve. Currently there is \$70,000 in the account. In August, the Assn. began depositing \$1,300 (10% of dues) monthly to the reserve account. With the new reserve study recommendation, the Board will evaluate the need for a monthly dues increase and make a recommendation at the annual meeting. Note that monthly dues have not been raised since 2009.

C. Admin. Assistant and Board Reports / Actions

All stairs, garages and landings were painted.

Supplies were purchased to seal Bldg. A. chimney. A contractor was hired to complete the work.

Draft

The Maint.agent will to turn on all heaters when outside temperatures warrant.

Discussed if minutes should be posted on website prior to approval tabled until next meeting.

Discussed Camera/Internet repair - all cameras are up and running after South Central interrupted service

President inquired about the need for two internet accounts, it was determined that the current situation will remain.

Discussed Go Daddy web page will expire Oct 24. The President will build a new site. Board voted to up to \$30 a month to pay for new webpage.

All stairs, landings and garages were painted. The trim on garages and numbers need to be completed.

Board agreed to table painting the back side of buildings, it is too close to winter to start this project.

Discussed lower deck rebuild and it was decided not to rebuild a deck. Ideas for improving the current area were introduced.

Maint. Agent will examine damage to facia on back of H Bldg. and fix if possible.

Discussed funding for roof weather proofing on J Bldg. to prevent ice buildup. The Admin. Assistant will obtain a bid.

Board voted to replace aging water pressure regulators (water heater leaks were experienced) due to increased water pressure from the town water supply.

Maintenance agent will touch up paint on railings and balconies that are in need.

D. NEW BUSINESS

Board agreed that smoking on balconies is the responsibility of the authorities, not the HOA.

Discussed the renovation project in H6. All homeowners will be reminded that any alteration to common area requires approval by the Board.

Discussed a complaint that the maintenance agent did not complete inspections every other week.

Discussed protocol for emergencies if maintenance agent was on vacation. It was decided that he would notify the Admin. Assistant and a temporary backup would be found. Board members will possibly come up with other options for the next meeting.

Discussed how to handle complaints/violations. In the future the Admin. Assistant will notify the owner of the violation and issue a reminder via email. If issues are persistent, more formal action will be initiated by the board.

Discussed a complaint received about BBQ's on balconies. This is prohibited by our HOA governing document and the HOA insurance policy. A reminder email will be sent to homeowners.

Discussed people leaving trash around the property.

