



**Notice of Meeting:** Upon notice duly given and received, the meeting of the Homeowners of The Ridges at Chalet Village Homeowners Association was held Saturday, July 16, 2022 at 11:00 AM in Brian Head, Utah.

**A.** The meeting was called to order by MJ Aranowski at 11:02 AM and a quorum was established

**Present:** MJ Aranowski, Paulette Allen, Todd Abney, Andrey Yarbrough, Tim Wagner and Sarah Howcroft (via Zoom link)

**B. PROOF OF NOTICE** was affirmed via mail out, email and posted on website

**C. Approve Minutes of September 25, 2021 Annual Meeting**

**D. Elections**

1. Lynn Griffith and Howard VanderMeer were Elected as Inspectors to tally votes
2. Appoint Board of Directors for 2 year term- MJ Aranowski, Arthur Sullivan, Jaz Wray and Andrey Yarbrough (2024)

**E. Review of Financial Reports**

1. Reviewed Status of Special Assessment funds-most owners are paid in full
2. Reviewed extra costs HOA has incurred (H building, garage doors, rec room supplies)
3. Discussed monthly HOA dues increase A survey regarding canceling cable tv will be sent to homeowners and reviewed at next BOD meeting

**F. Board of Directors Reports**

1. Maintenance Agent-BOD are currently looking to employ a new agent
2. Review Handbook Adopted September 2021-Owners not in attendance will be sent one in the mail. Board has been very lenient with notices and fines since the last meeting. Owners responsibility to provide handbook upon the sale of private unit. Board will no longer be lenient once mailing is completed. Owners present were provided a handbook.
3. Painting of Buildings-BOD recommends to allocate funds to paint chimney flues this year
4. Reviewed use of leak valve/sensors, drain down policy-Tim Wagner gave a very detailed report on the use of remote valves. BOD to discuss at Executive Meeting
5. Reviewed Pest Control Contract-BOD needs to find a company willing to travel to BH
6. Snow Removal Contract-Snow is removed November 15-April 15
7. Rec Center Destruction of Property-Damage has been done to ping pong table and pool cues
8. Review short term rental requirements (good neighbor/overflow parking), wear & tear on property, unruly guests, water room restrictions, use of common area

9. Discussed all Homeowners questions, concerns, and comments should be sent to the HOA email. BOD does not use a social media platform at this time. Please email BOD.

**G. Homeowner Open Forum**

- Homeowners will be given the opportunity to ask questions and raise issues or concerns pertaining to the association. During this portion of the meeting, we ask that participants raise their hand and remain respectful. Each homeowner will receive a maximum of 3 minutes.

**H. NO** New business was presented to the secretary prior to the meeting

***Meeting was Adjourned at 1:36 PM***