



at Chalet Village

Notice of Meeting: Upon notice duly given and received, the Meeting of the Directors of The Ridges at Chalet Village Homeowners Association was held Saturday, March 4, 2023 at 11:00 AM in Brian Head, Utah.

A. The meeting was called to order by MJ Aranowski at 11:16 AM and a quorum was established

Present: MJ Aranowski, Paulette Allen, Sheree Haney, Todd Abney, Andrey Yarbrough, Jaz Wray (Zoom)

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

C. **Approved** minutes from July 16, 2022 Executive BOD Meeting

D. **Reviewed** Association Financials-Treasurer Haney is recommending a 5% - 6% increase also need a special assessment for road/parking lot replacement

E. New Business

1. Board Conduct/Fiduciary duties
2. BOD Regular meeting cadence and next mtg time
 - a. Should we have more BOD mtgs?
 - i. Majority feels 2 meetings a year is adequate
 - b. Annual Mtg July 15, 2023 10am-12pm, BOD afterwards 12pm
 - c. Owners wine mixer July 14th, 2023 on porch deck
3. H building- water room/repair cost
 - a. Discussed the \$800, owner paid the cost
4. H & J Roof leak, ice dam situation/update
 - a. Still active leaking in some units
 - b. Maintenance agent not noticing leaks, might not looking at corrects
 - c. J paid for the ice dam to be removed
 - d. Not finding contractors who are willing to do work until June
 - e. Request photos/documentation from any owners with details on water damage from ice dams
 - f. Possible temporary solutions to help re-route the water in the unit into a bucket
5. Rec Room:
 - a. Code Lock to access Rec Room
 - i. (tabled)
 - b. Bathroom conditions, caulk/seal walls, broken equipment
 - c. Paulette motions for up to \$1,000 to replace baseboard heaters in Rec Room and buying caulking for better weather proofing of Rec room windows/walls.
 - i. Unanimous approval
6. Snow blower/shovel options

- a. Andrey willing to volunteer manual snow blower work around garage doors and stairwells
 - b. Backup snow help this season has caused more challenges with snow being piled up onto the common deck and the sides of the J building
 - c. Andrey will request backup help through MJ or Paulette if needed
 - d. Paid Chandler \$200 for snow removal. Continue to use Chandler to clear snow @\$20 hourly to remove snow on the common deck. Andrey will reach out and see if Chandler is willing to do more work. Andrey will communicate the hours to CPA for payment.
7. Completed Projects
- a. Andrey replaced all the lock on the garages
8. Upcoming Projects needed
- a. Paulett motion to approve (Shery second) up to \$1,000 to replace water room door on H
 - b. Check common doors locks for cleaning (Andrey)
 - c. Replace baseboards in Req Room. Up to \$1,000 to replace current wall/floor heaters approved. MJ has an extra wall heater as a possibility.
9. Summer projects:
- a. Roof Inspections of Roofs with details of work needed to prevent the ice dams
 - i. Paulette confirm contractor to return in for assessment and bid for permanent fix
 - b. Proactively reduce ice dams
 - i. Jaz to review possible temporary spray solution contractor to come
 - c. Painting Exterior bldngs
 - i. Have paint onsite from last year, took longer than expected to get paint last year, then we couldn't get the lift and then rains came
 - ii. Probably need some screws for fixing boards
 - iii. Recommend renting lift for 30 days
 1. Paulette to confirm renal reservation and dates available
 - d. Re-coating concrete stairwell landings epoxy
 - i. Potential future project
 - e. Patch chipped concrete at bottom of some of the stairwells
 - i. Assess when snow melts, potential future project
 - f. Gas line shelter-J Building
 - i. Snow caused a break in the gas line entering J, Dominion fixed and will provide a report of what safety regulations and improvements will be needed
 - ii. Dominion might bill us for it
 - iii. Consider replacing the gas dryers with electric dryers
 - g. Chimneys cleaned
 - i. Plan for Summer 2024
 - h. Replace weather stripping-garages
 - i. potential future project
10. Common water rooms:
- a. Use of remote shut off valves
 - i. Paulette motion that all water smartvalves need need HOA approval. HOA will be drafting requirements. B3 reviewed and was HOA approved at July 2022 Annual Mtg.
 - ii. Any current smart valves being used in place of the water shut off on policy are not approved and need to be removed
 - iii. Any current valves can seek conditional approval by board until formal
 - iv. Todd draft a policy (aligned to Tim's assessment) for BOD to review as a formal policy. tied to lead sensors, not mess with integrity of pipes
 - v. Communicate to Owners before Annual mtg for approval

- vi. Owners desiring to use come to Annual mtg with details of their smart valve for approval
 - vii. These do not by-pass the formal water shutoff procedures
 - b. Valves like in B, and drains like in J
 - i. Paulette Motion (MJ second) to have plumber explore better unit valve system and drain system and provide a quote of doing the work
 - c. Securing hose bibs
 - i. Potential future project
 - d. Better insulation and caulking
 - i. Potential future project
 - e. wifi temperature alerts?
 - i. Future discussion if needed
 - f. Self closing doors in some?
 - i. Will do for H, don't think other doors need it
 - g. personal items being stored in water rooms (units C thru F)
 - i. some owners have many personal items in the common water rooms
 - ii. Paulette to resend the general announcement again to owners to keep areas clean and free of trash
 - iii. CC&Rs say anything personal in the water rooms needs to be approved by HOA
- 11. Garages/Common Areas (Units A-F)
 - a. Isolate power outlets to units
 - i. Get a bid to move these to individual units power before July mtg to assess cost vs savings
 - b. Use of personal cameras/alterations to common areas and garages
 - i. Review with lawyer if a sign is needed with the camera
 - ii. Cameras placed on/in HOA common areas (ie buildings, stairwells, water rooms) need hoa approval
 - iii. Cameras in garages to protect personal property need board approvals and also need to include signage notification that a camera is present.
 - c. pet waste, food, trash bags on garages and common areas and around the complex
 - i. No trash left outside doors
 - ii. For those who rent potentially have a requirement that they agree to communicate to their guests to not leave trash outside
- 12. Review fine policy and procedure
 - a. Current handbook has been attorney approved fines/penalties
 - b. HOA will follow handbook procedures for fees
- 13. Discuss hiring Administrative Assistant
 - a. Current board members do much of this work for free currently
 - b. Possibility in future since we have volunteers covering it
- 14. Community communication/Social Media
 - a. How to better communicate current items amongst board members
 - b. How to better communicate the great volunteer work
 - c. (F2 Request for owners having a community directory opt in)
- 15. Funding for road/driveways replacement
 - a. Consider the retaining wall in the cul-de-sac
 - b. Todd to get an estimate bid for driveway/cul-de-sac and another for the shared driveway
- 16. Maintenance Agent Contract
 - a. Current and former maintenance agents have requested to keep their contact details private as there are too many non-hoa approved requests that owners have expected from former agents
- 17. Transition to motion solar lights for cul-de-sac, deck and driveway buildings
 - a. Andrey reviewing motion activated LED, solar powered lights, dark-sky approved.

- b. Andrey to look at some samples to review at July annual owners mtg
- 18. Status of New Development road and shared costs of future maintenance
 - a. Motion approved to engage Bruce Jenkins to work with the other 2 HOAs who will work with the new developer on a joined agreement on future of new shared road

E. Homeowner Forum- Homeowners in attendance may have a maximum of 3 minutes to speak.
-Consider moving this to the beginning of future meetings
-Scott H, not happy with renters who's guests don't respect our property. People complain about the complex who are not helping our community. These people have ruined our community

G. New Business presented to the Secretary prior to the meeting-

(ANY HOMEOWNERS PRESENT NEED TO BE EXCUSED PRIOR TO)

- 1. Review current Aging Reports

Action may be taken on all items
Adjourn