



## **Agenda for The Ridges at Chalet Village Annual Homeowners Meeting**

**Date and Time:** July 15, 2023 at 10:00 AM-12:00 PM

**Location:** The Ridges at Chalet Village- Recreation Room

### **A. Roll Call**

- a. Rec Room: Poullet, Andrey, F2, Richard D4
- b. Zoom: Todd Abney B3, Terry Tidwell B2, Scott/MJ, Sheree, Curtis Green, Carla D3, Curtis F3

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

### **C. Approve Minutes of July 16, 2022 Annual Meeting**

- a. Approved, move from Draft

### **D. Review of Financial Reports**

1. Review fiscal year statement
  - a. Increase in insurance, more snow and ice dams to clear, maintenance agent and cost due to age of complex
  - b. Cable TV will be discontinued by SouthCentral as of Dec 31, 2023
  - c. Recommend absorb Cable costs and not increase dues to offset increases
2. Review extra costs HOA has incurred with excessive snowfall
3. No increase to budget this year or min. 8.5% if internet is provided

### **E. Elections**

1. Not enough candidate applications to fill vacant positions
  - a. 3 Open Spots and the same 3 submitted for positions, so no vote was needed
  - b. Have 1 Board member who sold their unit, BOD will look to assign this vacancies at next BOD meeting

### **F. 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.

- Snow Removal - fire hydrant was covered for many days. Had one snow remover who was sometimes throwing snow all over and covering hydrant
- Can we get a reliable help up here and share around people we know who do good work
- Do we have a Facebook group? hard to have someone monitor it, overall ask is to have better communication ability amongst interested owners. Will review more ideas at nex BOD meeting
- Please remind your guests they need chains or awd during the winter

- Comment that renters are causing more wear and tear to stairwells and laundry room and rec room. Things are being used more than the property was originally built to handle
- Comment that owners/guests are not picking up their dog poop and that the entrance to H, laundry, porch constantly smells like urine

## **G. Board of Directors Reports-**

### **Continued Business**

1. Maintenance Agent  
We have one, they work 10 hrs a week. Main focus is water/unit checks  
Please make sure your inspection sheets are hanging in your unit
2. Continue painting of buildings  
Andrey has been volunteering over 60hrs each week and doing painting currently  
Planning to get a lift to finish painting the fronts of the buildings
3. Snow Removal Contract dates  
Contract is in place  
Also if people don't park correctly the plow can't pass through  
Could we have a parking permit option to warn owners who are parked incorrectly
4. Rec Center Destruction of Property  
Ping Pong table broken, pool sticks constantly broken. The perception is renters are doing the damage  
Years ago owners brought their own equipment to help with this
5. Review short term rental requirements (good neighbor/overflow parking), wear & tear on property, unruly guests, water room restrictions, use of common area  
If you rent, you need to be registered with the town and papers displayed
6. Water turning on and off  
Please have details listed for your persons to do the on and off properly

### **New Business**

1. Upcoming roof repairs  
We've had 3 companies come look at H/J. One has given us a bid back, haven't heard from the other 2. It's hard to bid it until they really look into what the situation is and how to fix and mitigate it. Only looking to do repairs, not sure if there's a need for any replacement work  
Curtis Green got on the building last Spring and took video and will send it to the Board to get it to the roofer to review and understand
2. Cable TV contract to end Dec. 31, internet to all units to be discussed at Executive Meeting  
Will vote at executive BOD meeting, consensus at this point is to not pay for internet
3. Numerous repairs need to be completed on the property  
Firebox fell off wall, had a gas leak by J, gas meters needs a shed cover, broken windows from snow on J shed, tree fell onto side of F. Deck and gate damage from excess snow  
If you notice anything, send the HOA an email to get it addressed
4. Status of New Development (Mountain Life Ventures), 43 townhome style  
Think it has been approved. The secondary entrance will be by our trash dumpsters. They actually own our main road up to building J and we have an easement to use the land/road.

5. Status of road agreement with neighboring developments, parking restrictions
6. Phase A is moving to a parking permit model and will ticket and tow. The overflow area by the dumpsters is not a permit required area
7. Cameras in common areas (any complex walls/stairwells, balconies) need HOA approval and a sign posted saying you are being recorded
8. Challenges getting into units with smartlocks, batteries run dead, should we have a key still be required? Windows have been left open at units

**H.** New business presented to the secretary prior to the meeting

***Adjourn to Executive Session***

11:49pm Adjourned