



at Chalet Village

Notice of Meeting: Upon notice duly given and received, the Executive Meeting of the Directors of The Ridges at Chalet Village Homeowners Association was held Saturday, July 29, 2023 at 10:00 AM in Brian Head, Utah.

The meeting was called to order by Paulette Allen at 10:10am and a quorum was established

Present: Paulette Allen, Andrey Yarbrough, Todd Abney

Via Zoom: MJ Aranowski, Sheree Haney, Jaz Wray (joined @ 11:45am),

10:10am MT call meeting to order

Proof of notice was affirmed via email and posted on website. This meeting was postponed from July 15, 2023 due to lack of a quorum

C. Approve minutes from March 4, 2023 meeting

Paulette motion to approve, second by Todd, all approve

D. NEW BUSINESS

1. Determine officers for upcoming year

Paulette propose to keep same offices

Todd will update website

2. Appoint volunteer to fill vacancy

Steve (D3 owner for 2 yrs). Has volunteered to serve on board for remainder of Billy's time

(1 yr)

Paulette motion to appoint Steve Woodmansee, Andrey second, all approve

3. Set regular Board of Directors Meeting schedule for 2023/24 year

Next meeting Sep 22, 2023 at 2pm MT, zoom will be provide

4. Roof repair quotes, review/fix H/J ice dams and check A thru G roofs

3 companies contacted:

Elevate Roofing estimate is \$95 an hr per person to come and assess. Can start late August likely.

Confirm proof of insurance. license number, and constant contact on progress and costs. MJ to be our main contact

Paulette motion to accept bid from Elevate Roofing, approve up to \$10k, Todd seconds, all in favor

Stout flew a drone and gave no estimate

5. Cable TV contract expiring

Expiring this Dec 2023.

Sheree motions to continue cable through Dec 2023 and to not provide complex-wide internet and to use the Cable savings to offset to cover HOA standard costs increases as outline in the proposed budget. Todd seconds, all in favor

Todd add to the website

6. Common deck-owner complaint

Dogs using to poop/pee, especially throughout winter but is all year round
Ideas: close up the access to the stairwells to the deck during the winter. Can try that this winter. Use a half block on the bottom half and keep light in

Board letter #14 on pet clean up

Send letter to owners of units with litter boxes, food in stairwells to have removed

7. Snow Blower usage-safety

Homeowner request to safely operate the snow blowing so rocks aren't thrown around

Andrey will own the snow blowing this winter, including the fire hydrant

8. Complex repairs

a. Fire box reattach - Completed

b. deck gate/lights damaged in snow - Don't believe code needed to have a gate, will leave gate off

c. J building broken window, common area - Completed and boarded up and painted

d. gas line cover/affix to wall- Sheree will call Dominion gas to come install their approved gas line meter cover. Michael and Andrey are attaching the outside lines. If it becomes more complicated, suggest we get a plumber

e. F building-tree damage - Completed, Elevate Roofing will review if any roof damage but doesn't appear to have any

f. Repair/secure loose wood, back of buildings - Was started last year, need to be completed

g. Install self closing mechanism on H building water room door

9. Chimney Sweep

Was last done in Summer 2021, will do next Summer 2024 (\$7,500 current bid fyi)

10. Continued painting of complex

Have all supplies from last year, but couldn't get a lift last year before the early rainy season hit us

Paulette working to get a lift for a month

Possible solution for the rest of A-F fronts is use the T111 man-made sheets to resurface and those can be painted before

Paulette motion for up to \$20k approved from reserves to continue finishing exterior fronts of A-F and other areas needed. Sheree second. All in favor

11. Phase A road meeting

Todd will spearhead it. Consider updating the pony-wall in the cul-de-sac and the erosion along A-F driveway. Todd get more estimates on full replacement costs.

Will not paint current paint lines

Phase A moving to a parking permit for the units. We can learn from this on how it goes

12. Contracts, service agreements and fees

a. Insurance Renewal- Renews Sept 1, waiting for updated on any increase

b. Snow Removal Contract - Good through Spring 2024

c. Pest Control - no need to bring a pest control company

13. Rec Room heating. Will hold on replacing the electric floor heaters and review doing a gas heater

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

a. cameras in common areas

i. Ring type camera adjacent to unit door is approved per UT law and a notice needs to be displayed

ii. Cameras in garages are approved per UT law, with a notice that camera is there

iii. Cameras in common areas such as complex stairwell walls, outside of buildings or in water rooms are not approved and would need HOA board approval

- iv. Cameras in unit windows pointed outside are approved per UT law
- v. We'll give a 30 day notice to any un-approved cameras
- b. keys to all doors
 - i. Have sent former requests, send a 15 notice requirement to provide 1 key to HOA, can mail to our PO box and deliver to HOA
- c. Power to garages
 - i. Shared garages are on HOA common power outlets
 - 1. Need to notify owners to not keep lithium battery equipment plugged in when not here due to risk of fire. Check with our insurance agent on a statement we could use
 - 2. Get an electrician onsite to asses moving the outlet onto units power rather than common power
- d. Backflow inspection of valve, we received a letter that we are delinquent now on who's responsible
 - i. We have to split the cost with Phase A of this or we have to do legal work to separate who legally owns the valve.
 - ii. We'll work with Phase A now to come up with an agreement to split the cost

ANY HOMEOWNERS PRESENT NEED TO BE EXCUSED PRIOR TO:

- 1. Review current Aging Reports

Adjourned meeting at 1:30pm MT

Action may be taken on all items
Adjourn