



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 Friday, September 22, 2023 at 2:00 PM in Brian Head, Utah.

The meeting was called to order by at 2:05pm and a quorum was established

Present via zoom: MJ Aranowski, Paulette Allen, Andrey Yarbrough(joined 2:46pm), Todd Abney, Sheree Haney, Jaz Wray, Steve Woodmansee

2:05pm MT call meeting to order

Proof of notice was affirmed via email and posted on website.

C. Approve minutes from July 29, 2023 meeting

MJ motion to approve, second by Paulette, all approve

D. Ongoing Business

1. Next Board of Directors Meeting scheduled for January 13, 2024 @ 3pm MT
2. Roof repair update:
H/J repair work is done, contractor ordered parts for finishing up the broken vents on metal parts of rest of buildings and a few bubbles in the metal they'll fix. Roofs are in good shape, main issue is pitch angles around chimneys on H/J
3. Cable TV contract expiring Dec 2023:
Still will be ending. SC Broadband now offers 1GB speeds to our complexes for \$65 a moth
4. Partial board put on Deck entrance from H stairwell to prevent dogs from pooping/peeing on the common deck in the Winter is a future option. MJ opposed to blocking of the hole deck which will prevent it from be accessed in the winter. For now MJ will get a camera for her window to watch the deck to see what pet activity we can see to assess.
5. Gas line cover had a shelter. Owner in J had show removed from J roof which likely caused the shelter to collapse and caused a gas leak. Dominion Gas came onsite and said they can do the 2 snow shelters needed for \$500 each. Dominion also stated the lines into the buildings are compromised and Michael has secured those lines. Michael will build those shelters.
6. Repair/secure loose wood, back of buildings - Completed
7. Continued painting of complex: 98% completed
8. Phase A road meeting, meeting will be in April 2024
9. Contracts, service agreements and fees
 - a. Insurance Renewal- Renewed Sept 1
10. Rec Room heating. Will hold on replacing the electric floor heaters and review doing a gas heater
11. keys to all doors: We have keys for most all units, getting keys from final units
12. Power to garages, review in the Spring
13. Backflow inspection of valve completed by Chalet Village

E: New Business

1. H8 Repair reimbursement:

Bill for broken vent in roof that caused ceiling leak. Owner was advised to get an estimate for BOD to approve. Owner didn't get estimate but is submitting bill for \$400. Proposal to pay \$250 and if owner would like to justify for more to present details to the BOD. All approve approved from MJ, Paulette, Todd, Sheree, Steve. Jaz decline and recommend full payment.

2 Look at putting lock boxes on external HOA plugs

ANY HOMEOWNERS PRESENT NEED TO BE EXCUSED PRIOR TO:

1. Review current Aging Reports

Adjourned meeting at 4:23pm MT

Action may be taken on all items

Adjourn