



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, January 13, 2024 at 3:00 PM in Brian Head, Utah and via Zoom.

The meeting was called to order by at 3:03pm and a quorum was established

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

3:03pm MT call meeting to order

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

C. Approve minutes from September 22, 2023 meeting

Todd motion to approve, second by Paulette, all approve

D. Ongoing Business

1. Set date for next Board of Directors Meeting
2. General snow removal update
 - a. Snow plow contract renewal for 2024/25
3. Roof repair update
 - a. Small issue on J that Andrey fixed
4. Look at putting lock boxes on external HOA plugs
5. Pet poop/pee on Common Deck
 - a. Hasn't been an issue so far this year
6. J Gas line cover shelter updated to get us by for the winter. Will need finished up in the Summer
7. Exterior paint update, project cost 30k, was projected at 20-25k. The volunteers were able to get a lot more done this year than expected. We appreciate their work
8. Phase A road meeting, meeting will be in April 2024

E: New Business

1. Laundry room pricing increase proposal
 - a. \$2.00 (+.25 to hot wash) to wash and \$1.75 to dry
2. Bldg F
 - a. Stairwell camera on common wall
 - i. Curtis will remove soon, it's not currently working. Will look to do a Ring
 - b. Water room electrical repairs
 - i. Reimburse F4 for use of their power
 - ii. Common line breaker was tripped
 - c. Common washer/dryer directions, F4 remains approved to have the units and is the sole owner as is

- d. F1 on/off valve smart water valve request approved. Does not replace the need to still drain-down per policy
 - e. The BOD will explore possible ways to use smart technology for drain down valves
 - f. F1 would like to possibly have a licensed electrician pull power to their garage and their common room for their Smartvalve. Request approved.
 - g. F1 will repaint the stairs when warmer
3. Water Heaters are home owners and they can strap a water heater strap if they feel it is unstable
 4. Parking issues:
 - a. in front of fire hydrant
 - i. add more signage?
 - b. in front of garages
 - c. Update on Chalet Village using permits, they just started so we'll get an update in Annual meeting
 5. Water policy amendment: Test a change to the water shutoff policy from Feb 1 until July's Annual meeting. Water needs to be turned off the same guest departs by 7pm. If you have a guest arriving after 7pm, just send the HOA an email so we know someone is still coming.
 - a. Vote: No: Jaz, Steve,
 - b. Vote: Yes: MJ, Andrey, Sherree, Pauletter, Todd
 6. Neighborly conduct
 7. Cameras, possibly put them in J and F water rooms where we have ongoing issues with water improperly turned on or off

ANY HOMEOWNERS PRESENT NEED TO BE EXCUSED PRIOR TO:

1. Review current Aging Reports: everyone up to date
- 2.

Adjourned meeting at 5:32:pm MT

Action may be taken on all items
Adjourn