



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, October 5, 2024 at 12:00 PM in Brian Head, Utah and via Zoom.

The meeting was called to order by at 12:06pm and a quorum was established

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

12:06pm MT call meeting to order

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

- C. Approve minutes from January 13, 2024 meeting
Paulette motion to approve, second by Todd A, all approve

D. Ongoing Business

1. Set date for next Board of Directors Meeting
 - a. Mar 1, 2025 in Brian Head at 10am
2. Vote on dues increase to keep us even on our expenses
 - a. Option 1 is Nov 6% increase, but should give owners at least a 30 day notice
 - b. Option 2 is Dec 6% but will be \$900 short
 - c. Option 3 is Dec 7% increase but will give us \$1
 - d. All Approve Option 3. Will include details with Oct billing
3. General snow removal update
 - a. Snow plow contract renewal for 2024/25
 - b. Mike Carr main option
 - c. \$1,700 month for 6 months for 2 yr contract agreement
 - d. Bags of snow melt were really helpful this past season, will continue get them again this season
 - e. Issue with J unit guests don't move their vehicles so plowing isn't able to consistently be completed in the driveway. We will communicate to the owner this season when vehicles need to be moved for plowing.
 - f. Paulette will sign contract
4. Paulette propose we keep same positions going forward for this next year
 - a. All approved
 - b. Have Steve watch the email each day and communicate out to the BOD when emails come in
5. Owner of H would like to park in their garage and need to ensure no one parks in front of his garage
6. Roof repair update
 - a. H8 vent broke off
 - b. Elevate roofing hasn't responded in getting it fixed

7. J Gas line cover shelter updated to get us by for the winter
 - a. Michael completed
8. Exterior paint update
 - a. Andrey, Michael, Steve continuing to paint backs of A-G and J
 - b. Will paint the bumps with hazard paint
 - c. Discuss next meeting
9. Insurance renewal
 - a. Renewal paid
 - b. We got a cancellation notice in July, and also got a renewal in Sept which we paid. Will wait until next BOD meeting to see if we are given any further notice of being canceled
10. Phase A possible sell us their ownership of shared Bldg J common space
 - a. They are reviewing in their upcoming BOD meeting and will bring us a proposal
 - b. Needs to be a formal legally approved document. Ideally Bruce Jenkins
11. Potholes completed
 - a. Concerns that it won't last

E: New Business

1. HOA Notices
 - a. E3 water off SmartValve use
 - b. D1 4 water off. \$100
 - c. J4
 - d. C3, remove their \$100 charge as they've compliant since
2. Can the HOA legally access units for water procedure?
 - a. Bruce Jenkins confirms that the HOA has the right to enter and we'll be more specific with our entry times to be on Tuesdays between 9am - 5pm
3. Smartvalves usage
 - a. HOA will still require pre-approval and a list of requirements
 - b. Owner needs to accompany contractor in area
 - c. Owner needs their own power outlet, town permit required
 - d. Licensed electrician
 - e. F1
 - i. Need to remove smartvalves on drain down valves (not HOA approved)
 - ii. Need to confirm the added power unit is GFI and that no extension cords are being used
 - f. B2
 - i. Need to remove smartvalves on drain down valves (not HOA approved)
 - ii. Need to confirm the added power outlet is GFI and no extension cords are being used
 - g. E3
 - i. Need to confirm it's an approved smartvalve
 - ii. Need to have own power outlet installed and approved by town
4. Drain-downing units
 - a. The HOA will look into providing a central drain in the bldgs common rooms so all the units can drain into this common drain to make it easier to drain units directly into a common drain rather than into buckets and carrying buckets to the outside
5. Laundry room pricing increase proposal
 - a. \$2.00 (+.25 to hot wash) to wash and \$1.75 to dry
 - b. Still trying to figure the instructions on how to do it
6. Bldg F
 - a. Plumbing changes done
 - b. Electrical update
 - c. Smartvalves
7. F common water washer and dryer unit

- a. Confirmed F4 can keep these units. It's their own power and venting and draining is proper.
8. Poop can for winter, majority don't approve
9. Chimney sweep for next year
10. Neighborly conduct

ANY HOMEOWNERS PRESENT NEED TO BE EXCUSED PRIOR TO:

1. Review current Aging Reports: <<everyone up to date>>
2. All assessments are paid

Adjourned meeting at 3:10pm MT

Action may be taken on all items
Adjourn