



at Chalet Village

Agenda for The Ridges at Chalet Village Annual Homeowners Meeting

Date and Time: October 5, 2024 at 10:00 AM - 12:00 PM

Location: The Ridges at Chalet Village- Recreation Room

10:08AM

A. Roll Call

- a. Rec Room: Todd A, Andrey, Steve, Sheree, Carla W
- b. Zoom: MJ, Paulette, Terry Tidwell F1, B2, Laura Bautista, F4

B. PROOF OF NOTICE email and posted on website

C. Approve Minutes of July 15, 2023 Annual Meeting

- a. Paulette move to approve, Todd A second it. Approved

D. Review of Financial Reports

1. Review fiscal year statement
 - a. Insurance
 - i. \$1,647 deficit last year because our insurance went up
 - ii. Premium us up 56% this year
 - iii. We got s non-renewal notice in July and then a bill to renew in September
 - iv. Insurance is now \$45k
 - v. We had a flood in bldg H in 2022. which was \$50k
2. Budget is set at \$190,699
3. Need to increase HOA dues at least 6% to start in Nov 1, or a Dec 1 7% increase. Might need to give 30 day notice
4. Owners doing automatic payments will need to update their payments
5. Investing in the insulation work that Andrey did is saving us on our electricity bill
- 6.

E. Elections

1. Not enough candidate applications to fill vacant positions
 - a. 4 Open Spots, 3 of the 4 current board members applied and our approved to join the board. 1 spot to reviewed by BOD to appoint to fill

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.

- no items brought up

**G. Board of Directors Reports-
Continued Business**

1. Continue painting of buildings
 - a. Andrey has been volunteering over 60hrs each week and doing painting currently
 - b. Backs of A-G are being painted
 - c. North of B-G are painted up as high as the ladder can go which will help with the snow that piles up there
 - d. Back side of J Rec Room deck is being done now
 - e. Next Summer need a lift again
 - i. Rear of H
 - ii. Back of J
 - iii. Will need more volunteer help or paid help for this work
 - iv. Will review in Winter BOD mtg to get lift reserved
2. Add some poop cans around during winter months?
3. Chimney cleaning due in 2025, review in BOD mtg to be done next year

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

- 1.

Adjourn to Executive Session

Move to adjourn at 10:49am. Adjourned