



*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, September 6, 2025 at 12:00 PM in Brian Head, Utah and via Zoom.

The meeting was called to order by at 11:57am and a quorum was established

**Present:** PA, AY, TA, SH (zoom), SW

**Absent:** MJ

### **11:pm MT call meeting to order**

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

A. Appoint offices:

Paulette President, 2027

Andrey Vice President, 2026

Sheree Treasurer, 2027

Todd Secretary, 2027

Steve Director, 2026

MJ Director, 2026

Open Director, 2026

All approve

C. Approve minutes from October 5, 2024 meeting

Paulette motion to approve, second by Todd , all approve

### **D. Ongoing Business**

1. Set date for next Board of Directors Meeting
  - a. Mar 7, 2026 11am MT
  - b. July 18, 2026 1pm MT
2. Set date for next Annual Members Meeting
  - a. July 17, 2026 meet and great on patio 5:30pm
  - b. July 18, 2026 10am MT
3. Vote on 2% dues increase to keep us even on our expenses
  - a. Option 1: no increase until next mtg and might need a ~3%
  - b. Option 2: increase Jan 1 for 2%
  - c. Paulette motion Option 1, Steve second the motion, all approve
4. Bldg A garage doors replaced
  - a. Est 4k spent, might need more spent to make them easier to open, waiting for details from Terry (B2) with the installer
5. 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
- 6. Chimney sweep for next year
  - a. See if someone can come in Oct, if not we'll do it in May
    - i. 34 chimneys
    - ii. 5 pellet stoves

#### **E: New Business**

1. Should water units be checked in the summer
  - a. Will keep as is
2. Drains in water closets
  - a. We'll have Imlay Plumbing come do a quote
  - b. Consider smart valves for each building's main water valve
3. Garage door openers
  - a. Needs battery backup and monitored and owners are responsible for maintenance and repairs. Look at a formal letter the owners signed accepting responsibility.
  - b. Get proposal from Terry on what's possible
4. Roof vents broken and need replaced and the ice dam solutions
  - a. Remove ice dam in J? Add a cricket
  - b. Terry will get Paulette some contacts to reach out to to come look
5. Building A power arcing
  - a. SouthCentral found our internet issues are a power issue
  - b. Power company came and says it's from the plumbing changes
  - c. Paulette reached out to 2 companies and neither have responded, will try D&D Electric
6. Laundry room washer broken
  - a. Trying to find a repairman to come review
7. F4 washer/dryer removed from common room
8. BOD names list on our website?
  - a. Will remove our BOD names from the public website
  - b. Will remove all minutes from the site and put Available by request through the HOA email
  - c. Need access to the godaddy, Sheree will research
9. People parking and blocking in front of J stairwell
  - a. Look at a signage do not block stairs
10. Andrey to put up signs on J for caution roof slides

#### **ANY HOMEOWNERS PRESENT NEED TO BE EXCUSED PRIOR TO:**

1. Review current Aging Reports:
2. All assessments are paid
3. HOA Notices

Adjourned meeting at 2:03pm MT

*Action may be taken on all items*

*Adjourn*