



at Chalet Village

Agenda for The Ridges at Chalet Village Annual Homeowners Meeting

Date and Time: September 6, 2025 at 10:00 AM - 12:00 PM

Location: The Ridges at Chalet Village- Recreation Room

10:10AM Call team

A. Roll Call

- a. Rec Room: Paulette, Todd, Andrey, Steve
- b. Zoom: Sheree

B. PROOF OF NOTICE email and posted on website

C. Approve Minutes of October 5, 2024 Annual Meeting

- a. Paulette motion to approve, Todd second it. Approved

D. Review of Financial Reports

1. Review fiscal year statement
 - a. Insurance
 - i. Waiting on new bill amount
2. Budget is set at \$xx
3. Need to increase HOA dues 2% to stay on pace of cost increases
 - a. start in xx
 - b. Might need to give 30 day notice
 - c. Owners doing automatic payments will need to update their payments
 - d. Approved to NOT increase dues at this time

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.

- Terry (B2) Consider adding Garage door openers
 - Present a proposal to BOD, costs to be paid by owners and access given to BOD
- Todd (B3) - add drain in B3 closet for easy drain-down and not having to carry a bucket out, down the stairs and over to side of driveway each time
 - Approved

- Crystal (A4) garage door is replaced but it's still hard for her to open compared to the other garage doors
 - (Andrey) The new door panels are challenged going through the door rails through the bend/radius. He also was told to do a metal door over an aluminum door. Installer will talk to Martin doors in SLC about it.
 - Terry (B2) volunteered to talk to the installer and thinks he has a remedy on it. We will share his info
- Bill (J3) water leaks from ice dams. Could we remove the rain gutter. Terry will get us a contact.

G. Board of Directors Reports- Continued Business

1. Water leak
 - a. Waiting for bill and split between Chalet Village as this leak is more on the Chalet Village
 - b. Our underground water pipes are now sleeved from Chalet Village T to our building A and from G to H/J
 - c. The town has for years wanting to add a separate valve and meter for our Ridges property. We are asking the town to propose a plan and pay for the meter
2. Continue painting of buildings
 - a. Backsides of H and J touch up bottoms will get done
 - b. Look at doing the north facing walls this next year
3. Chimney cleaning due in 2025, will see if can do in Oct or May
4. A3/4 Garage door replacement
 - a. \$2,300 estimate

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

1. No new business

Adjourn to Executive Session

Move to adjourn at 11:28am. Adjourned