

Red Pine Chalet Meeting Minutes Saturday, December 8, 2018

Welcome by Terry Lange at 10:03 am

Introductions (Roll Call)

Approved March 24, 2018 meeting Minutes

Budget Review

Dues will be increasing 10% in 2019

Water did not transfer to Mountain Regional yet; therefore, we are \$30,000 over budget.

Reserve contribution will be raised to \$216000 – 11% increase

Chalet 9.7% increase - Rec. Center is staying the same

Once water gets transferred over to Mountain Regional, additional money will go into the reserve account. It will be determined if we need to keep increase in dues for the 2020 budget.

The last increase was in 2014.

New Items

There will be a 0.2% Reserve Contribution upon sale of any Chalet unit closing after 1/1/2019.

AC units have been approved for the Chalets. No AC installation can proceed without consulting with Alan. Alan has all the specs required. The Board is in the process of writing the rule to cover the AC specifications.

The board is still trying to find an ACH system that is cost effective for the HOA. Lorrie (accountant) recommended going through your personal bank, but make sure to make dues increases or any other adjustments as needed.

Projects Completed

New roofs, heat tape, gutter repair and rebuilt chimney chase with caps – Buildings C, D and E (each roof is \$26,000 roof + \$5,000 chimney + \$5,000 heat tape; *There are 3 more roofs to do next year.*)

Deck rebuild, and post supports repairs – E7 complete rebuild from ground up.

Buildings painted: F, G & half of H. Trim painted on Y, X, E, A and C.

New Projects

Landscape improvement and major mulch.

E5 – deck rebuild – eventually (3 to 5 years) all will be made of Trex (same as new hot tub)

Trex looks like wood; warranty 15 years.

Replacing 6 x 6 posts (ongoing)

Major pruning (We lost about 50 trees in October 8, 2018 snow storm)

Arborist decides fate of trees. Fire code determines they must be 3 feet from building (branches/leaves)

On Going

Continue landing repairs

Reminder of free garbage disposal removal

Footing/deck post support as needed (2-3 scheduled)

Approved: Split-mini-type A/C; (wall mount) may add heat to system, owner is responsible for cost. Contact Alan for cost/installation information (approx. \$4,000 unit + \$3,000 install).

Owners may remove the wall heating units but be careful to remove properly.

Heat units – Alpine Fireplace is the only approved contractor; using blower on fireplace requires fewer heating units to warm the entire condo.

Rules Reminders

Dryers must be self-condensing (Bosch or Asko & LG or compliant to rules)

Washer must be low water usage (Bosch or Asko & LG or compliant to rules)

All remodel plans need approval first including AC units (Alan and County approval)

Grill positioning – on outside rail away from Bldg. (no charcoal)

Entry key on file

Smoking – must be 25 feet from building (call Alan with issues)

Other Business

New hot tub is ready - Would have cost \$100,000 + to replace, couldn't add a bigger one and be up to code.

Retention pond –still working on agreement.

No pets allowed currently according to rules written into CC&R's.

Meeting Adjourned at 10:58 a.m.