

Red Pine Chalet Meeting Notes April 6, 2019

Welcome by Terry Lange 10:03 a.m.

A quorum was not initially present. Bradley Dick of O5 made a motion to adjourn at 10:05 a.m. so that a special meeting could be convened and those in attendance would constitute a quorum. DeLisa Harmon of E7 seconded the motion which passed unanimously.

Special Meeting conducted by Terry Lange and called to order at 10:07 a.m. with owner introductions.

Fall 2018 Minutes Approved unanimously.

New Projects Reviewed by Alan Johnson

- Paint buildings I, J, K, L, and ½ N
- Fencing repairs adjacent to ranch property
- Additional mulching around buildings
- Tree trimming around buildings: insurance requires 3' to 5' between building & foliage

On Going by Alan Johnson

- Replace & rebuild eave rafters and install rafter flashing. Caps will be replaced.
- Continue landing repairs and special paint each year. Eventually all will be replaced with Trek.
- Long-term solution regarding crumbling decks being considered.
- Landscape projects and protruding irrigation lines with mulch.
- Reminder of free garbage disposal removal. A suggestion of a reminder sign for guests to not put rubbish down drains. If a drain is NOT emptying as fast as usual, please contact Ptarmigan so issue can be resolved before it becomes serious.
- Footing/deck post support replacement as needed.

Completed Projects by Alan Johnson

- Painted E, H, F, G and ½ N buildings
- Rebuilt chimney chases
- New heat tape for new roofs; this year we had to use a lot of extra ice melt & chipping
- Gutter repairs

New Business by Terry Lange

- Water Company Review: The transition to Mountain Regional has not happened yet.
 - Price is going up & will continue going up. Community Water rates are set.
 - Owners will receive individual billing and then that item will come off the HOA water budget. Any extra monies will go into reserves in the budget. There will be a monthly base rate and then units share the usage.
- Comcast Upgrades: Increased speed, HD, and Showtime are now at no additional charge. Please email if you want a tree taken down or trimmed back.
- Mulch will be replaced.
- New insurance carrier began February 2019.
- HOA has not found an economical on line payment system. Owners are welcome to use personal banks for automatic payments. Please make sure a separate check is issued for the extra garbage fee once a year.
- Irrigation system is working.
- Discussion regarding electric car hook-ups.
- If unit's water is not used for 3 weeks, please drain water heater.

Owners are responsible for occupants following all rules including no smoking in units.

Rules Reminders by Alan Johnson

Copy of all long-term rental leases (1 month or longer) must be kept on file with Ptarmigan.

No smoking within 25 feet of buildings.

Low flow toilets (a maximum of 1.6 gallons) rule has been in effect since July 1, 2018 and will be inspected soon.

Dryers must be self-condensing (please see website: redpinehoa.com)

Washer must be low water usage/high efficiency

All remodel plans need approval before any work begins. The board must confirm remodel is compliant.

Always have a pool pass to enter Clubhouse

Grills must be up against outside railing. NO extra tank on deck.

Entry key/code on file

Please see/print HOA Rules and Deck Rules for owners and guests at redpinehoa.com

Discussion regarding parking passes. Please report illegal parking to Ptarmigan.

Eric did a great job removing snow this year.

Motion to adjourn 11:11 a.m.

Break into Phase Board Elections

Phase I	Terry Lange
Phase II	Skate April
Phase III	Sonja Allison
Phase IV	Tim Bradley
Member at Large	Ray Linder