

Red Pine Condominium Association
Fall Meeting
December 4, 2011

- I. Call to Order 10:08 a.m.
- II. Welcome and Introductions – Alan Johnson
- III. Introduction of Board Members Present

Keith Bloom, Donna Eshel, Damian Dingley, Terry Lange
- IV. Homeowners Present

Don Lodes (T19), Robert Thompson (T23, T24), Jim Wolf (T80), Keith Bloom (T96), Larry Price (T46), Damon Nielson (T21), Donna Eshel (L3), Judy & Dan Brophy (T6), Terry Lange (H2), John & Ann Jackson (Y38), Dennis & Rosie Burbidge (T63), K. Skate April (P8), Damian Dingley (S4), Suzanne Lamb (C4 & D3), DeLoy Norton (G4 & G6), Gwen Lund (T49), Ken Reed (X1), Greg Petersen (T69), Annette Sneed (W2), Patti Mouser (W6), Brian Perry (X5)
- V. Proposed Budget
 - Homeowners reviewed the budget with no suggested changes
- VI. Rec Center – Alan Johnson
 - Planned Projects
 - 2 zones of irrigation and sod are planned to be added between the volleyball court and the trees with a cost of approximately \$2,000
 - Sod will provide further area for games, etc.
 - It will improve the look of the area
 - By improving and maintaining the area, a prescriptive easement may prevent Canyons from developing this dedicated open space.
 - Full financial estimates and vote on sod project in the Spring
 - Spiral staircase off of deck to be installed next week
 - Shed near pools to be moved south one shed length to improve view from swimming pools
 - Fence to be reconfigured and metal fencing to replace portion of wooden fence to improve view
 - Long-Term Projects
 - Reconfigured heat under concrete around pools
 - Resurfacing pool decks
 - Suggested Improvements
 - Website changed to make more user friendly
- VII. Insurance – Craig Crockett from Sentry West

- Changes in Utah Condo Law – Senate Bill 167
 - Need to be in compliance by February, 2012
 - Master Insurance Policy will now be the primary source of recovery for property loss
 - HOA policies all need to be blanket policies – currently in compliance
 - HOA policy includes all permanent fixtures regardless of whether they are original or if unit has been updated
 - Making master policy primary source of recovery may eventually increase cost of master policy
 - Raising deductible should keep costs to HOA down and protect HOA insurability
 - HOA must fund their deductible and include it as a line item on their budget up to \$10,000.
 - HOA must notify owners that they are responsible for deductible if there is damage to their unit – their individual policies should cover the cost of the deductible
- HOA Board will review and decide on deductible
 - Letter of explanation will be sent to owners

VIII. Adjournment – 12:20 p.m.