

**Red Pine HOA
Spring Meeting
April 9, 2011**

Chalet Meeting

Present

- Ray Linder (President, Phase 1 Representative)
- Terry Lange (Vice President, Chalet Board at large Representative)
- Damian Dingley (Secretary, Phase 2 Representative)
- Brian Perry (Treasurer Phase 3 Representative)
- Donna Eshel (Phase 4 Representative)
- Juely and Dan Brophy
- Annette Hemsley
- Jean and Al Findley?
- Danny Olsen
- Don James
- Fred Nasson-by Proxy

General Business

- Semiannual newsletters—through email to save costs
- New owner packages, so we know when someone new comes in \$50 fee
- Sloppy patio problem- notice-3 days to remove if not, Alan will remove or you'll be charge \$50 per day
- Looking into getting a WiFi system for the whole development
- Golf course
 - This Spring-meet with Canyons to see how they will finish off on the chalet side, so we can plan for a nice presentation to golfers (landscaping west of volleyball courts), without having too much exposure to flying golf balls. Maybe the canyons will help pay for it.
- Inspection
 - Troy pipe doctor will run tests on each condo next week. He will find where all the main shut-off valves are located. He'll look for leaks (toilet, etc) washer and dryer--- Whole idea is to try to save money on culinary water. The biggest expense we have is sewage \$70000 per year(?) must build for our maximum flow...so looking at how to make water more efficient for toilets and showers. Leaks can use up several gallons per hour, costing lots of save-able money so troy will find shut offs. Looking to see: Are Washers/dryers installed properly? Venting properly? Low-flow toilets? Troy can make recommendations to homeowners. We will have electronic and hard copy of the forms he fills out for each unit.

- 94,000 for combined water bill for year of 2010
- Review 2011-Summer Projects
 - Phase 1 step installation
 - Don't need to shovel as much.
 - Parking lot finish overlays, sealings, and strippings
 - Roofs-get bids beginning summer 2012-2013?
 - Alan will look at plan for when to start, etc.
 - G building is worst—roofers will overlay cosmetically so it doesn't look bad.
 - There have been no leaking roofs this winter!
 - Re-roof includes heat tape, gutter more efficient. Save about 10-12 thousand dollars because less labor shoveling, no ice dams, etc.

- 350 parking stalls underground

Convened at 11:40 am

Chalet Budget
Keep Elections