

Red Pine Recreation Center
HOA Meeting
4/10/10

Red Pine Clubhouse
Commenced at 10:00 AM

Introduction

- Alan Johnson opens the meeting with a discussion regarding the HOA's issues with leaks in plumbing and frozen pipes, which have caused flooding in a number of units.
- Presentation: Jim Vandiver of Hydro Security Systems discusses the advantages of installing their wireless flood prevention system. The website can be found at www.hydrosecuritysystems.com

Golf Course

- On March 1st of this year, an agreement was signed to begin construction of a new golf course at The Canyons Resort by August 1st, 2010, with a final financial plan completed by June 1st.
- The first nine holes will be completed in three years.

Budget

Theme: No major projects in the short-term, the main goal for the spring/summer months is for cost-effective renovations to the clubhouse and outdoor rec. facilities.

Spring/Summer

- Maintain volleyball courts (new sand, additional net)
- Finish fencing tie-ins to tennis courts
- Install backboard on tennis courts
- Basic landscaping projects
- **Pools:** Install a new 220v line for the waterfalls, add additional poolside furniture, mulching of the pool area.

Long-Term Projects (1-2 years)

- Re-modeling of the clubhouse (showers, paint, fixtures, carpet).
- Repairs bottoms of pools
- Paint pools
- Resurface pool decking and curbing

Misc.

- There have been requests that the clubhouse stay open one additional week. This cannot happen, as it is not factored into the budget. Utility bills and employee wages calculate to approximately \$2,000 per week.
- It was noted that the West Gate Hotel at the base of The Canyons offers daily rates for use of its pool and gym facilities.
- There have been questions raised about the location of the pool storage shed as an eyesore. Relocating the shed would be a complex maneuver according to the surrounding landscape of the pool, along with the need for easy access to the pool from the shed. The table is open for creative ideas on how to deal with this.

CHALET PHASE MEETING

- Phases 1-4 meet in groups to establish phase officer elections
- Elections for board members was set to be done on 4/12/10

Projects:

- Step replacement, resurfacing of parking lots to be completed in September
- Painting to begin in Phase 1 (units C,D,E,F, & G)

New Business:

- Owner's E-Mail addresses: Ray Linder. A request for updates to go out in the next newsletter.
- Arrears: Approval of arrears protocol letter. The board is to discuss possible HOA powers regarding owners in arrears, i.e. shut off utilities, force a lean sale, etc. Most units in arrears are rentals.

Plumbing Discussion:

- Main Issue: The outdated pipe systems in Chalet units do not support high volumes of water drainage. In units that share drainage, multiple showers and washers running simultaneously causes back-up. Ideas for correcting this issue include:
- Get rid of garbage disposals. This will be impossible for the HOA to enforce without 67% voting in changes the its CCNR, as the HOA does not have control of interior property. Another option could be to offer incentives for removal.
- Encourage the use of low-volume shower heads. Water expenses have been escalating. There was an idea to offer new showerheads for free with free installation.

Convened at 12:15 PM