

**Red Pine HOA  
Spring Meeting  
April 14, 2012**

**Red Pine Chalets**

- I. Red Pine Chalet Owners met separately following HOA Recreation Center Discussion
  
- II. Discussion of Completed and Ongoing Projects
  - Several deck supports were replaced and footings installed during the last year. Inspections show that ten or eleven chalets will need deck supports replaced and footings installed this year. Members were asked to contact Alan if they notice deterioration of their deck supports. Entrance landing repairs will be included in project.
  - Painting of chalets will continue on a rotation basis. Touch-up painting will help postpone some painting expense. Doors will be part of touch-up painting but worn doors should be replaced by owners in accordance with accepted style.
  - Four roofs will be replaced this year as part of the ongoing roofing project. Discussion of colors.
  - Discussion of curb appeal and additional landscaping to take place this year. Owners can plant in the small garden areas near their entrances.
  - Alan asked that owners contact him asap if their plumbing starts to drain more slowly. Timely maintenance will help avoid costly repairs.
  - Insurance has been updated to comply with new Utah law. The HOA saved \$7,000 and coverage is better.
  - Transportation issues being studied.
  - HOA Board researching effective ways to mitigate negative reviews on Trip Advisor.
  
- III. 2012 Proposed Budget
  - 4.7% higher than 2011 expenditures. Expenses have decreased in the last two to three years. It is not anticipated that dues will need to increase in the foreseeable future.
  - Aged receivables have dropped considerably in the last few years.
  - Ray Linder thanked Alan Johnson for effective management of the HOA helping to keep costs down and beautifully maintained area.
  - Skate April announced that new website has been created at [redpinehoa.wordpress.com](http://redpinehoa.wordpress.com). Adding updated documents will be easier for management to do without assistance. The website is still a work in progress but should be completed soon.

#### IV. Questions

- Discussion of ants in one chalet. Owners should keep leaks repaired to avoid moisture that attracts insects.
- Discussion of cable options. Comcast only available provider. HOA could contract for lower prices but it would require every owner to agree to installing cable and paying for it the entire year.
- Discussion of sidewalks that are buckling. Concrete can be sanded to keep it even but it is not very attractive.
- You can have packages delivered to the clubhouse – but be aware of seasonal closing dates and clubhouse operating hours.

#### V. Break-Out Session into Phases for elections.