

**Red Pine HOA
Fall Meeting
December 8, 2012**

Red Pine Townhouses

- I. Red Pine Townhouse Owners met separately following HOA Recreation Center Discussion.
 - President Keith Bloom called the meeting to order at approximately 10:30 a.m.
 - Owners in attendance were: Keith Bloom, Robert Thompson, Don Lodes, Vanteria Geller, Ede & Bruce Weiner, Gregg & Brittney Petersen, and Steve DeBono.

- II. Discussion of Completed and Ongoing Projects
 - Payment for heat tapes will be completed in July 2013. Interior repairs due to snow damage from roofs have not been needed since the heat tapes were installed.
 - Paver project is continuing. The late snows last spring caused some delay in the project. The pavers have a lifetime guarantee and were less expensive to install than tearing up the concrete on the driveways and pouring cement.
 - Hand-hammered copper house numbers have been ordered for the townhouses. The price was very reasonable and the quality is good. The numbers will bring a consistent look to the exterior of the townhouses and be easier to see at night. The cost per home is approximately \$16.00 to \$20.00.

- III. Discussion of Future Projects
 - A presentation on a proposal for Comcast to provide cable and internet services for all of the townhouses at a reduced price was given. As stated, the only way would be to increase the dues and have the HOA pay the bill, therefore the Board was against it.
 - Replacing the deck steps is probably about two years out. They will be replaced as needed. Board is looking at replacing them with metal steps like those recently installed on the chalets.
 - Discussion is continuing on refinishing the wood decks. Board is looking at sanding off the paint and oiling the wood decks.

- IV. Owner Questions and Requests
 - Use of LED lights in the streetlights and porch lights was discussed. Alan Johnson will research the possibility. At present we are using low voltage bulbs.

- Exterior window surfaces were cleaned in the fall. In the future, owners will be contacted so that they can remove the screens before the windows are cleaned if they choose.
- A request to make changes with the kitchen window in the end units (at the owners' expense) was discussed. The three board members present agreed to contact the affected owners and inform them of their options.
- Discussion carried over from the Recreation Center meeting concerning the open space to the west of the clubhouse. Owners present agreed that they would like a sprinkling system installed and grass seeded in the area to provide a play and activity area and would be willing to contribute some townhome funds towards the project. President Keith Bloom presented the townhome proposal to the Chalet Board who agreed with the concept.
- Alan Johnson agreed to have bark mulch installed next to the volley ball court.
- Discussion of new law requiring installation of 90% efficiency furnaces when existing furnaces are replaced. Law takes effect in April. Owners who are considering replacing their furnaces may want to do it before April and purchase the 80% efficiency furnaces, saving about \$2,000 in installation.

V. 2012 Proposed Budget

- Owners reviewed the proposed 2013 Budget, effectively the same as the 2012 Budget.
- President Keith Bloom stated that there were no planned dues increases for 2013.

VI. Meeting Adjourned – 11:45 a.m.