

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

Recreation Center

I. Welcome

- Meeting called to order at 10:03 a.m.
- Introduction of members present
- Board members present: Raymond Linder, Terry Lange, Damian Dingley, Brian Perry. Board members absent: Donna Eshel

II. Discussion of Projects Completed in 2011 – Alan Johnson

- New carpet in clubhouse. Replaced 30-year-old carpet.
- Spiral staircase installed from upstairs balcony to comply with fire code access requirements
- Installed “boiler sensor” to regulate boiler activity. As a result, Rec Center is saving \$1,000 to \$1,200 per month on gas bill (when clubhouse is open).

III. Discussion of Upcoming Projects

- Reserve Study is in process of being completed. Projected that 28% to 30% of dues to be placed in reserve fund to assure funding for future long-term projects.
- Storage shed will be relocated a few feet south of present position to open up view from pool and hot tub.
- Plan to add more irrigation and seed some of the area in the back of the Rec Center.
- Paving lower deck is in planning stages. Looking at feasibility of using pavers as they have a life-time guarantee and will cost less in the long-run. Project will not be undertaken for another couple of years.
- As a response to a question, the apartment in the clubhouse is rented out and is a good source of income to the HOA. Using the apartment as an exercise facility is not feasible due to insurance costs.
- Lower pool will be drained, cleaned, and repaired during the spring season to be ready in time for summer opening.

IV. Townhouse and Chalet owners separated for further discussions and elections. Meeting adjourned at 11:45.