

**Fall Meeting
December 8, 2012
Chalet Owners Meeting**

Welcome

Meeting Opened 10:30 a.m.

Attendance

Tim Laros, Ann Hendron, Don James, Ray Linder, Brian Perry, Julia Ouzm, Keith Perkins, Terry Lange, Damian Dingley, Judy & Dan Brophy

Major Projects

*First 5 roofs nearly complete – Next year another 5 roofs. All roofs completed in four years.

*Storage units under the stairs are still being closed up or repaired but must be rekeyed by owners.

*Ongoing footing/deck post support replacements – these came in within budget

*A lot of tree trimming this past year. Considering improving the trail on the east side of the chalets. Owners may plant annuals or perennials on ground floor to the left or right of front door.

New Business

*Air conditioning – Researching Mitsubishi option. Concern of vibration and noise. Will discuss in spring meeting.

*Garbage disposal discussion to give owners choice of no disposal or upgrade to particular model. (To be determined)

*Dryer venting and washer issues. Too much flooding and cost of repair has occurred due to washer and dryers in chalet units. Board welcome ideas how to solve.

*Comcast review has initial positive reception. More information forthcoming.

Budget Review and Questions

*No plans to raise dues for 3 to 5 years.

*Reserve analysis is compliant.

*About 3% in arrears in HOA dues.

Meeting adjourned 11:20 a.m.