

**Red Pine HOA
Spring Meeting
April 6, 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 10:35 a.m.
- II. Owners in attendance were: **Keith Bloom**, Gwen Lund, Dennis Burbidge, Raquel Rodriguez, Robert Thompson, Don Lodes, Darrell Back, Dan & Cinde Hoffman, Melanie Rockhill, Bea Boccalundro, Doug Mazren,
- III. There wasn't a quorum in attendance, therefore the meeting was for information only.
- II. Discussion of Completed and Ongoing Projects
 - Payment for heat tapes will be completed in July 2013. Keith Bloom explained the history and importance of the heat tapes. He stated that interior repairs due to snow damage from roofs have not been needed since the heat tapes were installed. He also stated that the heat tapes should be left on (red light on) during the winter; it doesn't take any more electricity to leave the tapes on than to run them intermittently and it is more effective. Sal should be turning off the heat tapes for everyone; if the red light is still on towards the end of April, owners should contact Sal (or Alan).
 - Paver project is continuing this spring and fall. The pavers have a lifetime guarantee and were less expensive to install than tearing up the concrete on the driveways and pouring cement. Owners agreed that they looked very nice.
 - There was a short discussion about the hand-hammered copper house numbers that have been installed on the townhouses. The response from owners were favorable; they stated that although they are difficult to read when the sun is shining on them, the streetlights at night reflect off of the numbers making it easier to identify the individual townhouses.
- III. Discussion of Future Projects
 - The garbage enclosures will be repaved.
 - Owners are asked not to paint or refinish the wood decks; the Board is letting them weather to make refinishing them easier. Once they are finished, they will be oiled every year or two to keep them looking good and to protect the wood.
 - The back steps will be replaced with metal steps and treads. Many of the high-end condos in Park City are using this option.
 - The Board would like to have the roads re-paved. They have received an estimate for \$41,000 which is considerably less than other bids received because the company will be on site this summer working on the Canyons Roads. Waiting will cost more as continued deterioration of the roads will

make it necessary to replace the road bed which could cost between \$100,000 and \$150,000

- There was a discussion on the feasibility of allowing air conditioning units. The Board and interested owners are researching various options for cooling the townhouses in the summer. It was mentioned that competing many competing condos have air conditioning in them. Before the change is allowed, fifty-five to sixty percent of owners should agree to the change. They will possibly allow installation in one unit as a test case.

IV. Meeting Adjourned – 11:45 a.m.