

Red Pine Chalet Meeting
March 24, 2018
Minutes

Welcome

Welcome and Introductions at 10:02 a.m. by Terry Lange
December 2017 Minutes unanimously approved

New Projects

Three to four new roofs TBD: (Replace trim and siding on chimney chases as needed -- including heat tape & gutters)

On Going

Reminder of free garbage disposal removal. *Please call immediately if drains run slow.*
If an owner desires a PO Box, please go to the post office.

Open Business

Clubhouse closing date was voted on as April 8, 2018 when the ski resorts close.
To manage Comcast, Pay Per View, a pin can be set on the cable box or call Comcast and ask the representative to reduce the charge limit so shows cannot be ordered.

Rules Reminders

Low flow toilets to be installed by July 1, 2018
Dryers must be self-condensing as per the county (please see website: redpinehoa.com)
Washer must be low water usage/high efficiency
All remodel plans need approval first
Gas grill positioning is the farthest corner away from the building on decks
Entry key on file
Please see/print HOA Rules for owners and guests at redpinehoa.com

Long Term Rentals

The board has approved occupancy guidelines for long-term rentals based on the International Occupancy Code. For one bedrooms the maximum number of people for 30 days or greater is 2. For loft units, the maximum people for rentals 30 days or greater is 4. All long term leases (30 days or greater) are required to be on file with the management company.

Water Company Update

Terry Lange summarized the current status of Community Water as follows:

Annexation of Community water to Mountain Regional Water District should be completed sometime in late summer or early fall. It is anticipated at this time that billing by Mountain Regional would commence approximately in October.

Indoor water usage would then be billed to each individual Unit Owner. As such, culinary water will be removed from the Chalet budget and dues adjusted accordingly for 2019. 2018 Chalet water budget will be studied at the time of billing change and the Board will decide what the best course of action to take with the remaining 2018 water budget line item.

Irrigation water will continue to be billed to the HOA and remain a part of the dues assessment.

A pipeline interconnect between Mountain Regional and Community Water will be constructed soon, and it is estimated to be working by early summer. This new source of water will be used to meet fire-flow requirements, thus freeing up water in the remaining tank for irrigation use this season.

Community Water is moving forward with the Utah Public Service Commission in the increased rate proposal 17-098-01. This is a fallback position in case the annexation to MR does not go thru. The final hearing on this matter is on April 10. I anticipate the PSC will approve a rate increase of approximately \$20 per month per connected customer. For the Chalets this means an increase of \$4,000 per month to the 2018 budget.

Adjourned

New Meeting Called to Order at 11:27 am

Phase board elections as follows:

Terry Lange	Phase I (A-J)
Skate April	Phase II (N-T)
Sonia Allison	Phase III (U-Z)
Tim Bradley	Phase IV (K and L)
Ray Linder	Member-at-Large

Update on Water 7/15/18

Construction of the interconnect has commenced with a completion estimated around mid-September.

Direct Homeowner water billing will start either in September or October.

The rate increase for Community Water (CWC) was approved effective 6/1/18. Water costs to Red Pine Chalets have increased approximately \$5000 per month as a result.

Irrigation has resumed. The full extent of turf loss will be determined in the fall.