

High Chalet Association Board
Minutes of the Quarterly Meeting of the High Chalet Board
September 25, 2018

Location of Meeting:

Conference Call

Present at Meeting: Karen Hoblit, Rick Freeman, Mark Oliver, Harvey Ryals, Dale Kennedy

The regular meeting of the High Chalet Board of High Chalet Association Board was called to order at 8:15 PM on September 25, 2018 via Conference Call by Karen Hoblit.

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and unanimously approved.

III. Consideration of Open Issues

1. Construction Update

Mark Oliver

Mark Oliver and Karen Hoblit walked around Building 5 about a week ago to determine the things we need to get contractors to include in their bid in detail. In the process of vetting contractors and getting bids to replace the 4X4 posts to 6X6 posts. One bid from A-Plus was \$71,000, including \$20,000 for one stairwell. Board members agree that is too expensive for posts. Plan is to wait on the stairs and right now get a reasonable bid on the posts. Trying to get 2 additional bids. This bid did not include handrails and spindles because that would add \$500/rail/balcony labor and material, with painting to still be required.

3. Treasurer's Report

Dale Kennedy

Balance in Reserve fund the end of August = 74,980.17

Balance in Operations fund =50,601.81

4. Stairwells

Karen Hoblit

Stairwells will be done last. Mark will get some good info on what to do with steps. Looking for someone (contractor) who can say this is what we can do and this is what it will cost. Getting 2-3 ideas of best solution. The problem with metal steps is that they continue to rust, requiring painting 2-3 times a year. Karen said we will make decision on stairwells in Spring, giving Mark more time to get answers and report at the next HOA

Meeting in the Spring. Karen suggested to start scheduling regular paintings maintenance and planning for long-term. It was decided to hire Mustard Seed (Dan) so that he can have Andy do the painting, dry wall in electrical rooms (during Winter). More economical to hire him to do these maintenance jobs than to hire someone else since Andy is already up here.

5. Fire Alarm System

Karen Hoblit

Changeover to digital fire alarm system, fire extinguishers' inspection, and individual unit phone lines.

IV. Agenda and Time of Next Meeting

The next meeting will be held in December, 2018 via Conference Call.

The agenda for the next meeting is as follows:

Planning for Spring Owners' Meeting

The meeting was adjourned at 9:55 PM by Karen Hoblit.

Minutes submitted by: Rick Freeman

Minutes approved by: Karen Hoblit