

High Chalet Horizontal Regime

Board of Directors Minutes

August 8, 2020

Present: Karen Hoblit President, Harvey Ryals Vice President, Rick Freeman Treasurer, Alisa Pruett Member at Large and Dan Sandlin Property Manager

Absent: Nathan Gibson Secretary

The meeting was called to order at 7:04 by Karen Hoblit. The first order of business was to decide the exterior colors of back doors, windows and stairwells. Alisa made a motion that windows remain the same, an almond (off white or cream color matching current color), the stairwells be painted black since the new sections are powder coated that color and back doors be white, almond (to match current windows) or bronze (brown). Rick seconded the motion and all voted yes to approve it. The cost of bronze is around 800 compared to 300 for white or off white (not counting labor). When the HOA changes a sliding door it will be the lowest cost color at the time unless the owner wants to pay the extra difference for a higher cost door.

Harvey Ryals updated the board on stairwell repair progress. The metal fabricators will be installing new sections on the lower end of building 2 and the street end of building 4 the week after Labor Day. He asked that one of the board members or Dan look at the work and okay it before payment is made. He also reported that the parking lot is scheduled to be sealed the week after the stairs are installed.

Solar lighting was recommended for safety for dark areas of the complex where no current lights are located, such as the picnic areas behind building 1 and behind buildings 4 and 5. The hot tub at the far end of the pool was in chronic need of repairs and in need of a new motor and pump. The cost of these items was around 650.00. Alisa made a motion to purchase the parts and Harvey seconded it. The repair man said that should stop the constant need for new parts since the old parts were not compatible and causing items to short out.

Dan Sandlin reported that the inserts were almost completed. There were only 2 left to do on building 2 and those were on hold until vacant which should be in September after Labor Day. He said 6 were left to paint on building two but they would also be completed in September. Karen expressed the need for parking lot lights and after much discussion about cost and safety the board approved changing the old lights to LED to save money. Harvey made the motion and Rick seconded it.

Alisa reported that she had contacted the catering manager at Calhoun's and would be scheduling an appointment to look at their facilities in the next week or so to determine if they would be adequate for the spring owners' meeting.

Rick reported that the balance in the HOA operations fund was 76,412 and the balance in the reserve fund was 69,239. He noted the pest control and propane were over budget this year compared to last year and he would investigate it. He passed out spreadsheets for various options for raising HOA dues to meet future needs for projects such as new roofs, parking lot sealing and paving and swimming pool and hot tub updates as well as a host of other costs based on a 2013 report for future planning done by

Corum Engineering. The board determined it would be less of a financial strain to raise the dues instead of having constant assessments. However, until the reserve fund is built up there could be a need to either assess owners or borrow funds to pay for any expensive repair that might occur unexpectedly. The board would like to ultimately see a cushion of 100,000 in the reserve fund. A list of the anticipated construction items is posted on highchalet.com for owners to view.

The Corum report if followed would have made the current dues 19% higher, the board considered the work in that report that has already been completed and then looked at options of a 10% increase with 1 or 2 % per year increases and also an 11% increase with 1 or 2 percent increases per year to meet future needs. After much discussion about rates, the board decided to vote on the lower raise of 10% this year and then each year thereafter to vote to raise dues between 0 and 2 percent depending on the needs and inflation estimates. The vote for this increase will be done in writing by the board via email within a few days. If passed Rick will send a letter notifying all owners via certified mail in September and the new rates will go into effect January 1. 2021.

New business discussions included how to proceed to charge owners for damages they or their guests make to common property. The cameras recently have spotted some guests damaging items in the game room as well as to the hot tubs and Dan traced some of it to specific units and owners' tenants. Karen read the articles pertaining to this in the by-laws. Dan will notify owners of such damages along with proof in the future and an invoice for payment will be mailed to the owner responsible with the HOA dues statement.

Quiet time at the complex is 10PM to 8AM and owners should post these hours in their units to let visitors know. The main complaints both directly to the board and via reviews, lately, has been related to noise.

The meeting adjourned at 9:03pm.

Respectfully submitted by

Dr. Karen Hoblit President in leu of absence of the secretary at this meeting