

HIGH CHALET BOARD MEETING

Karen Hoblit called the meeting to order at 8pm

Meeting adjourned at 9pm

Tuesday evening, September 14th

Minutes by Gregory Gibson (ggibson@gibsonequity.com)

ATTENDANCE:

- Karen Hoblit (President)
 - Gigi Grein (Vice President)
 - Rick Freeman (Treasurer)
 - Greg Gibson (Secretary)
 - Alisa Pruett
 - Dan Sandlin
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TREASURER'S REPORT:

- \$79,224.14 = SMART BANK ACCOUNT
- \$59,779.87 = RESERVE ACCOUNT
- Operations account up \$2,000
- Reserves are down \$9,000
- We will have to up our HOA percentages
- \$4,000 over budget on water and sewer into Q3 (doubled from last year)
- \$3,500 over budget for cable
- Over budget by \$10,000 for the year (does not think we should be using our reserves to pay utilities)
- \$46 per unit HOA fee in 2021 (cable bill)
- \$39 per unit HOA fee in 2020 (cable bill)
- \$7 increase from last calendar year (for cable bill)
- Offering cable is in the by-laws (this can't be cut out)
- Everyone take a look at the next financial report (for September)
- We are looking at a 5% increase to the HOA (just to cover operating expenses without going into reserves)
- **NEXT STEP:** Come back in October to talk about HOA fees

PROPERTY MANAGER'S REPORT:

- Currently working on the back side of the pool house
- Karen has given Dan a list of 19 items to be priced out and completed by the end of the winter
- Dan will get this itemized and priced out and back to Karen for approval

- We will close the pool as soon as possible (but we have turned the propane off, so it's not heated anymore)
- Propane tank is 3/4 full right now (had to refill this season; this is good in case of emergency this winter)
- **NEXT STEP:** Complete Karen's list, cultivate leaves, and close pool

OLDER BUSINESS TO DISCUSS:

- Nothing to report

NEWER BUSINESS TO DISCUSS:

- KAREN: Received a call from Bob Johnson (#4103), and he said his buyer could not get a loan because the lender said we (High Chalet) were a "condo-tel"
- Rick and Alissa will send Karen their lender information for Bob Johnson
- There was vandalism a few weeks ago at the pool and hot tub area (Andy had to give attention to this)
- Potentially need cameras at different places around complex (entrance, etc)
- After much discussion, motion made by Alissa (and seconded by Rick) to charge owner (Chad Lee) \$175 for his renter's damage to the hot tub. It was unanimously approved (Rick will take care of this)

NEXT MEETING IN OCTOBER/NOVEMBER