

## High Chalet Horizontal Property Regime

### Board of Directors Minutes

November 3, 2021

Present: Karen Hoblit President, Gigi Grein Vice President, Rick Freeman Treasurer, Alisa Pruett Member at Large and Dan Sandlin Property Manager Absent: Greg Gibson

The meeting was called to order at 7:04 by Karen Hoblit.

Property manager's report. Dan plans to mow one last time for the season do mulching and trimming around the complex. He will focus on the list of small projects that is needed over the course of the winter and will send the board quotes for those soon. He will send various workers to perform these and other routine items for Mustard Seed. Dan will be getting roofing quotes after Thanksgiving for work to begin next year.

Karen updated the board on stairwell repair progress. The metal fabricators will be installing new sections on the picnic end of building 4 the week of November 8. This is the last stairwell to be replaced and will end the work that was to be done with assessment funds. The work has all been on budget.

Treasurer's Report: Rick reported that the balance in the HOA operations fund was 83,944.61 and the balance in the reserve fund was 64,328.91. Cable and water were over budget among other items. Just those two utilities would be around 16,000.00 over budget at year's end. Propane to heat the pool is also expected to go up substantially in price. This requires a raise in the HOA dues to meet the expenses in 2022. The board will explore ways to trim water usage if possible.

Last year the board raised the dues based on a 2013 report for future planning done by Corum Engineering. The 10 percent increase that began January of 2021 was directly for reserve funds. It was then thought that 1 or 2 percent increases per year would be sufficient to keep up with cost of living expense increases. However, the cost of supplies and services has drastically gone up this year causing concern that to pay operations expenses either another substantial dues increase for operations expenses would need to be implemented or else funds would at some point have to be taken from reserves. Borrowing from reserves would leave the complex in a bind when major construction work is needed. The board did not want to create a shortage in the reserve funds for future project needs.

The Corum report if followed projected dues to be 20% higher by now, last year 10 percent was added and Rick made a motion to raise the dues by 10% again this year, Gigi seconded the motion and all\* voted in favor of the motion. This will put the current income right where that report projected, to meet inflation needs. However, that report did not anticipate the high inflation now occurring and shortages in workers and supplies around the country and that impact on prices. Rick will send a letter notifying all owners via mail in November and the new rates will go into effect January 1. 2022.

Old Business: The board noted that some items in the by laws need to be updated and voted on by owners. The board will work on those. The meeting adjourned at 8:40pm.

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

\*absent board member voted by email