

High Chalet Board Meeting

March 21, 2022

Minutes for Meeting:

Meeting called to order at 7:08pm. Everyone is present. No absentees.

Meeting adjourned at 8:17pm.

Property Manager Update (Dan + Lisa + Gigi + Karen):

- Finished storage area by dumpsters, total remodel of game room, new blinds, new hot tubs sides (hopefully will last 5-6 years)
- Still need to replace landscape timbers around the complex
- Karen is still looking for roofers
- Dan has lined up Chad Ellis for potential camera install from Quick Relay IT Services
- Lisa has a project coming up with trees (trimming around building 3 and 4); take down the tree closest to the water pump; ground the stump down
- Karen talked with a roofer who worked at Summit, but doesn't know about his license
- Karen discussed this issue (roofing license) with our insurance agent and a waiver of liability
- Gigi is talking about an in-ground hot tub; still in preliminary stages of finding cost, etc; potentially able to afford this between the changing of roofs (maybe between roofs 2 and 3)
- Lisa has been discussing patio furniture inside the game room (something more comfortable for older people)
- Continued to see seasonal blooms around the complex; Dan has worked hard here to beauty the property without much continued seasonal maintenance

Treasurers Report (Rick)

- At the end of February, we had \$63,922.98 in our reserve account
- In our operating account, we have \$106,673.30
- Rick is going to talk with our accountant about moving some of our operating account to our reserve account
- Leave \$50,000 in operating expense account, and move the rest over into the reserve account
- All HOAs first go into operations with about \$3,600 a month deposited to reserves
- Why the spike so fast? Operation account balance spike in January/February is from owners that pay several months or a year in advance.
- For our line items, we are doing okay. We don't need an increase in HOA this year, because we did it last year (started January 1).
- If inflation goes up, we will continue to monitor
- CPAs sent January and February reports today (arrived around 6pm to inboxes)
- Concerning line items:
 - January to December 2021 — we were over budgeting amount of \$4,000 (water and sewer was over \$6,000; gas over \$2,700; cable over \$4,500; Insurance over \$3,200) but the reason was because we were under budget on maintenance, outside labor, and meeting of home owners (these things made it look like we weren't drawn over that much)
 - Each month we are spending about \$20,000
 - Still waiting to hear about insurance and inflation expenses

- \$50,000 operating is a good cushion with everything else moving over to reserves
- For 2-years, we have raised HOA, but only have \$3,600 extra per month
- Before this year, our reserves were serving to pay bills, but now we are actually saving money
- 6-years ago, we had a total of \$64,000 in the bank; finally the complex is almost back to where it needs to be (outside of roofs)
- Now we have a total of \$170,000 in the bank
- Transfer fees are also serving to build the reserve account
- Our goal is to replace major capital expenditures without having to do any special assessments
- From Karen — Should we increase the automobile expense account for Dan due to the price of gas doubling in the past two years?
- Rick made the motion to double gas expense account, was seconded by Lisa, and it passed with full approval to go from \$200 to \$400.
- Sewer back-up happened in building 3, and a plumber came up to the property to see the damage and fixed the problem. Sewer back-up project is complete.

Owner's Meeting Information

- May 14 at 12pm for Owner's Meeting
- Eat during meeting; time can be flexible if rains
- 2 nominations... instead of the standard election a motion will be made to accept the two nominees as has been done in prior years when no more nominees run than positions open

Update from Karen (with new business)

- Karen made several different signs throughout the complex
- We continue to pick up bags of trash out of the hold bin
- Potentially need an additional dumpster (because of the doubled amount of tourists to the complex); Karen will give a recommendation by the end of the summer
- Dumpsters are about \$1,500
- Dumpsters are emptied daily (we will confirm this)
- Need to continue to monitor the dumpster/trash situation
- Dan uses his credit card at Home Depot to get supplies; also purchases propane for grills; needs to change a few out even now (because of the double of tourism, we need to watch carefully how busy the grill usage is)
- We need to think about the 67 parking spaces for 66 complexes
- Thoughts on parking? Not much discussion here for review that is movement; we will wait and see how the summer goes
- Maybe put something on the Facebook page to limit guests to 1 car if possible?
 - We can't enforce this; it is an honor system
 - Can't put numbers on parking spaces because of by-laws
- Need a quick reference sheet of what Karen does, passwords for the websites, etc (FAQ sheet)

Old Business?

- Update on cable? Will not hear anything on this until the middle of April (that is when 60-days will be up)
- Discussion had on property line and surveyors for the property next to us (potential new builds that could block the views of our condos)
- Karen did send the list of questions to the attorney but this is still pending

