

HIGH CHALET CONDOMINIUMS
BOARD OF DIRECTORS 03/20/23

Karen Hoblit, President called the meeting to order at 7:00 p.m. Present were Secretary, Alisa Pruett; Vice President, Gigi Grein; and Property Manager, Dan Sandlin. Member at Large, Greg Gibson was absent.

Treasurer, Rick Freeman, gave the treasurer's report. As of March 20, 2023, we have \$73,752.16 in Reserves and \$55,849.31. Last year's budget was discussed and it went approximately \$5000.00 over which was due to cable costs.

Property Manager's report was given by Dan Sandlin.

Brian will be bringing the surge protector part up this week and putting it on the water pumps.

Dan and Karen will be patching the pool and he will spray paint it next month as weather allows.

Karen will be painting the textured landings when the weather is over 60 degrees this week or next.

Dan had the pool company take a look at the pool heater. It has a lot of corrosion in the coils. Karen has been researching different brands and discovered our current heater doesn't tend to last as long. She is going to do some research to send to the board to see if we would rather go with a better quality heater instead of replacing it every couple of years.

There were leaking windows in Units 1106, 1206 and 2104 that cause some rot in the surrounding areas.

These were repaired and the work was good, but, one unit left very messy with sheetrock dust that is being cleaned up tomorrow.

There is soft subflooring on the deck of Unit 1206 which needs to be repaired.

There are several walkways that need repaired. Numerous handymen have been contacted and were either no shows or didn't want to do the repairs. We will try to find another handyman.

Dan is working on getting the landscape timber project completed.

The garbage men damaged the dumpster between building 3 and 4. Dan contacted the only company around who makes these types of repairs. We are on their list to repair the dumpster.

Berkley the roofer is currently pulling permits to do the roof on Building 1. The estimate was previously voted on and approved by the board. As soon as it warms up in the next month or so he plans on getting it done.

OLD BUSINESS

There was no additional old business.

NEW BUSINESS

The CPA received nomination forms from Gigi Grein, Mark Oliver and Greg Gibson for the 3 empty spots on the board. Proxys should be mailed out by the CPA this week.

The owners meeting has been scheduled for May 20 at the Mynatt Park Pavilion which Alisa was able to reserve for free. Some type of box lunches will be served.

A "housekeeping" letter was reviewed and will be sent out with the dues notices in May.

President Karen Hoblit called meeting adjourned at 7:59 p.m.

Respectfully Submitted,

Alisa Pruett, Secretary