

HIGH CHALET CONDOMINIUMS 2023 ANNUAL HOMEOWNERS MEETING

Meeting was called to order at 11:32 a.m. by President, Karen Hoblit. A quorum was reached as was verified by the CPA. The board members who were present were introduced. Karen Hoblit, President; Alisa Pruett, Secretary; Rick Freeman, Treasurer; Greg Gibson, Member at Large.

The minutes from the 2022 Annual Homeowners Meeting were read by Secretary, Alisa Pruett. There were no additions, corrections or deletions; therefore, the minutes were approved as read.

Treasurer, Rick Freeman presented the Treasurer's Report. As of April 30, 2023, the Operating Account contained \$46,796 and the Reserve Account contained \$74,640. Jim Foster asked if any assessments were planned and Rick replied "no". The Treasurer's Report was filed for audit.

As only three persons declared for the open board seats, there does not need to be an election. The three persons were Mark Oliver who previously served on the board several years ago, Greg Gibson who currently serves as member at large and Gigi Grein who currently serves as Vice President. Melissa Selleck made a motion to accept the three nominees and Mark Kormeliak seconded the motion. The motion passed and the new board members were approved.

The Property and Construction Report included the following:

A new HVAC system and venting was installed in the pool filter room.

We keep a half tank of propane as a back up emergency heat source for the game room. There is a spigot connection in the game room for a back up heater and a heater in the storage area that can be attached in an emergency situation.

The pool has been patched and painted by Karen and Dan. We went with a little darker color for the pool in hopes that it absorbs more heat and saves money on the propane. We tested the water by stepping in on the steps and it felt warmer than it did last year with the heater on. The major pool resurfacing project is probably two years down the road in order to build up the reserves and finish the roofs.

Mr. Electric, which is a licensed electric vendor we've been using, inspected the lights in pool due to one being out. The LED lights are over \$800 and the incandescent lights are \$400. A new incandescent light was installed. Two of the old heaters in the electric rooms will be replaced by Mr. Electric and have been ordered. Two heaters in the storage rooms were replaced last year.

Dan is spraying the pool deck with new paint. The pool will be opened before Memorial Day weekend. A new Hayward pool heater has been purchased and is being installed by a licensed contractor. He had to obtain some fittings and additional pipe to finish installation.

Roofs on buildings 2 and 3 have been completed and warranties registered. The labor is also warrantied for several years. The shingles have been ordered for building 1 and the roof is scheduled to be replaced this month weather permitting. Building 1 will be approximately \$38,000. The shingles on the new roofs are being put on with 6 nails in an effort to prevent

shingles from blowing off. The shingles purchased were high wind shingles and supposed to survive up to 150 m.p.h. winds. Building 5 is next in line as soon as reserves built back up as it is having problems with shingles blowing off. The roofers have been up several times and it costs \$1100-\$1400 per trip and we are up to \$4900. The roofers put down water vapor barrier so it is dried in until we can replace entire roof.

The dumpster tops were repaired at no cost by the city. We need a licensed welder to grind and cut out sections to be replaced. If anyone knows of a licensed welder, please notify someone on the board. Some of the stair well landings on buildings 3 and 5 have been textured and painted as carpet has gone bad. Texture is sprayed on and then high traffic paint applied. This process will continue as the carpet wears out.

Some of the walk ways are spongy. The plywood and some of the supporting 1x4's need to be cut out and replaced. Currently awaiting a quote from the sixth contractor we've tried to get to do this work. Contractors either say they are coming to look and don't show or they come look and say they'll give us a quote and don't or agree to do the work and no show. Finding reliable workers at this point is very difficult.

During the extremely cold temperatures at the end of last year, the water pumps control panel was fried and replaced at a cost of \$4000. The engineer has placed surge protectors on the pumps. The pipes had frozen in two of the electric rooms and the plumber repaired these.

Building 3 laundry room water heater and pan just replaced due to leaking.

Leaking pipes in walls caused damages in siding and units. One unit repairs totaled \$5200.

Parking lot was sealed and striped last summer. The guy who does the parking lot says he can cut out crumbling areas once we see dirt start coming through asphalt. Redoing the entire lot could cost \$200,000.

OLD BUSINESS

Dan has a crew doing landscaping. He is also mowing for The Summit and they pay him over \$1000 per mow. Dan pays Andy to check the hot tub covers before he goes to bed and pick up trash. He also pays a lady to clean the laundry rooms, bathrooms and game rooms.

Reminder due to noise complaints, if you are on an upper floor, please be considerate of those below you. When these buildings were built, there wasn't sound proofing installed between floors and there is nothing that the HOA can do about that.

NEW BUSINESS

Due to a large increase in our insurance coverage (\$20,000+) and the company not agreeing to the amount of coverage we needed, a couple of board members did extensive research on new insurance quotes from 4 -5 agents. We were able to find a new company, Erie, with more coverage and a better deductible. This same company turned down The Summit for coverage. Insurance companies are being very particular about writing policies for complexes. The ages and values of buildings, the fires and the number of units that are being rented are all coming into play. Also, they wanted to know about the number of owners who own multiple units. There were a lot of questions about the pool and other items that were answered to the best of our ability. They liked that we have an alternative heat source for the game room in case of emergency. There will be additional signage posted in the pool area including posted pool

hours. We need to keep copies of all units Insurance Policy Declaration Pages "Dec" pages on file and they will be requested in a letter from the CPA.

When asked if owners liked having the meeting at The Pavilion at Mynatt Park, owners indicated they did like it. It provided cover, restrooms, table and garbage cans. Alisa booked it for free using High Chalet address. We may consider meeting there again next year.

The meeting was adjourned by President, Karen Hoblit at 12:38 p.m.

Respectfully Submitted,

Alisa Pruett

Alisa Pruett, Secretary