

September 23, 2025 Board Meeting High Chalet Condominiums

Present were:

Karen Hoblit, President

Mark Oliver, Vice President

Alisa Pruett, Secretary

Gigi Grein, Treasurer

Luke Brooks, Member At Large

Dan Sandlin, Property Manager

Karen called the meeting to order at 7:05 p.m.

Property manager gave update and this is a list of what has been accomplished:

Dog houses have been painted on all buildings.

Front and side of the game room was painted.

The worst two sections of stairs have been replaced.

Pool has been painted and will be winterized next week.

Pool drain was repaired.

A new pool cover was ordered and will be installed as soon as the pool is winterized.

Pool gate with coded lock has been installed along with sections of powder coated steel across in front of the large hot tub.

The pool gate lock and the game room lock have been recoded with the same code.

The wall in front of the large hot tub and going up the stairs was patched and repainted.

Dan had dryer vents cleaned.

Rotted area under window in building 3 has been repaired.

A wall has been constructed on the left end of building 1 to stop people from scrambling up the slope and falling. It matched the railings on the buildings. Alisa planted a limelight hydrangea on the right end and Karen and Alisa transplanted gladiolus from another area in front of rail.

A concrete block grill enclosure is in progress. A pad was poured in the spring by Karen and Luke and Andy is laying block. The hope is to keep the bears from destroying our grills.

A few of the large building signs were warping and have been repaired.

New security cameras (Eufy) have been installed around the pool area and towards parking lot.

These cameras are for security and insurance purposes and have a limited number of guests.

A set of Arlo cameras were purchased which will allow owners access to view the parking lot.

Complex is completely up to code with the fire marshall. Exit signs and lights that had bulbs out or weren't bright enough were replaced.

Beautification projects completed were:

The front entrance was weeded, plants were thinned and moved, bushes were planted, landscape fabric was placed and then mulch was applied. Alisa and Karen did this work.

Warm white, led lights were placed around the sign and the paint was touched up.

Karen painted the street numbers with reflective paint and new lights were installed.

Alisa made painted rock plant markers to assist in maintaining the entrance bed.

Karen and Alisa reworked the flower bed in front of the large hot tub and removed some dead plants. A new azalea was planted to the right and some lilies were moved.
Alisa and Gary Moss planted 8 bushes in front of buildings 4, 3, 2 and 1 and removed some dead bushes and trees. Bushes included a Rose of Sharon, Nikko blue hydrangeas
Lynn Kennedy donated a couple of pots which were painted by Karen and place by building 5 and in front of building 3 with annual flowers in them.
A set of solar, warm white, led café lights have been ordered for the pergola over large hot tub.

Gigi Grein gave the treasurer's report.

As of today, there is \$ 73,627.75 in the operating account.

The reserve account as of today has \$52,329.85.

Can't approve a 2026 budget until information from the insurance company is received. It is expected in October.

Spectrum is due to increase \$2400 next year.

Old Business:

Alisa has been dealing with Owens Corning to get roof on building 4 repaired. Owens Corning denied warranty, but, she was able to work out a deal with the installer to repair the roof for a \$1000 labor contribution. Should be completed next week.

All the other buildings had already been repaired.

Dan is working on getting a plumber lined up to put in another pop up, clean out on building 3.

Reserved study was completed and updated. We put 20% into reserve account each month which is approximately \$6000 for a total of \$72,000 per year and reserve suggested \$60,000.

New Business:

Alisa scheduled next owners meeting for May 2, ,2026 at Mynatt Park Pavilion.

Karen has spoken with D & S Builders out of Sevierville for a rough estimate for future pool repairs. Plaster \$35,000, tile \$12,000, decking \$12,000. They provided names of some hotels where they had done work and Alisa and Karen went and looked at their work.

A new pool vacuum will have to be ordered in the spring. Most likely cost around \$1600. Ours stopped working and Dan has tried to repair, but, parts not available. There were issues with algae this year probably due to all the rain. Dan was putting algaecide almost daily and brushing down sides of walls along with Karen. Health Department gave us a score of 97.

Dan plans to rent a lift for repairs to chimney chases and any high hardiplank issues that is reachable with lift. Also, going to trim trees off buildings. Hope to do this the end of October.

We plan to repair the worst set of stairs each year and the company who did the two this year has agreed to do this.

We also need to seal the parking lot next year.

Board had already voted and approved placing gutters across the front of building 4 to attempt to deal with the drainage. The fascia boards and hardi plank needs to be repaired first where it blew off in the March storm.

Meeting was adjourned at 9:14 p.m.

Respectfully submitted, Alisa Pruet, Secretary