

High Chalet Condominiums HOA Board Meeting 03/25/26

Karen Hoblit, President, called the meeting to order at 7:00 p.m. Present were Karen Hoblit, Mark Oliver, Alisa Pruet, Gigi Grein, Luke Brooks and Dan Sandlin.

Gigi Grein gave the Treasurer's report. The operating account has \$91,434.45. The reserve account contains \$84,318.26. One owner is behind on their dues and Gigi sent them a payment schedule for them to catch up. A different owner had their March dues check bounce and the CPA is going to run the check through again. The CPA charges a fee of \$35 for a bounced check.

Dan Sandlin, Property Manager, gave his report. He has had one maintenance call on the small hot tub. One of his employees will now be grinding on Friday and Saturday due to their lawn mowing schedule. Grinding on buildings 1 and 5 is complete and they will be starting on building 3. The first mowing was done today. New parking lot lights have been ordered and received due to many of the ones we have flickering and putting out low light. We will have Andy switch out the lights when we rent the lift.

Karen Hoblit gave updates on some project quotes. She is waiting on a quote from Chase who is very busy at the moment. He is supposed to quote replacing one set of stairs and a landing that has disintegrated.

We have received one quote for the gutter work on building 4 and are awaiting a quote from "Mark's guy".

When Dan rents the lift, in addition to switching out lights, they will trim dead pine branches and repair all fascia, etc. that is reachable. Karen is going to put together a materials list and make arrangements to have the materials brought to the complex.

Dan will open the pool in May. Dan is going to research pool vacs as ours "died" last season. If finances continue as they are, we may be able to replaster pool in fall of 2027.

Dan is going to check with hot tub guys to see if they service saunas. He believes the element is out in the sauna. Mark will also check on sauna repair.

OLD BUSINESS

The new grill kitchen is finished and rock has been placed in front. We will see if the bears tear it up and if not, we will build another grill kitchen between building 4 and 5.

NEW BUSINESS

Anyone who cannot attend the home owners meeting is asked to send in their proxy.

Karen will be back for the summer on April 9.

Concern was once again mentioned about the eyesore vehicles on the complex. Mark volunteered to speak with the owner and give him a deadline to have one of them removed.

Meeting was adjourned at 8:02 by Karen Hoblit.

Respectfully submitted,

Alisa Pruett, Secretary