

**THE RIDGE at MEADOW RIDGE LODGES
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 7, 2020 10:00 AM MDT
MOUNTAIN CHALET ADMINISTRATIVE OFFICE
PINE TREE PLAZA #207
WINTER PARK, CO 80482
CALL IN NUMBER 712-432-0220
PASSCODE: 7265713#
MEETING MINUTES
APPROVED**

CALL THE MEETING TO ORDER

The meeting was called to order at 10:03 AM.

ROLL CALL

Present: Nesa Hassanein (board), Don Brown (board), Ken Mesec (board), Corky Schmidt (board), John Clyne (board), Eric Mowrey (MCPM), Chad Griffith (board), Janet Meinen (board)

APPROVAL OF MEETING MINUTES FROM 6/14/2019 AND FROM 8/23/2019

A motion was made and seconded to approve the meeting minutes from June 14, 2019 as presented. The motion passed unanimously.

A motion was made and seconded to approve the meeting minutes from August 23, 2019 as presented. The motion passed unanimously.

OLD BUSINESS

- Roof/Skylight repairs---Eric Mowrey provide a summary of work done so far. The Roofing Company repaired the leaky skylight above Needle's Eye #5. Acevedo Roofing was also called in to evaluate and provide suggested repairs and a bid. Acevedo Roofing provided a bid and recommended a more thorough repair option. Mountain chalet will provide the board with copies of both bids and a more detailed explanation of proposed repairs for the board to consider.
- Deck support repairs---It was conveyed to the board that all rear deck supports (joist hangers, etc.) have been installed. The decks are structurally sound and have been inspected by an engineer, Tim Koepke. It was also noted that there are no hot tubs on those rear facing decks and the new rules and regulations do not all hot tubs on those decks going forward.
- Dumpster enclosure repairs---It was noted that the dumpster enclosure handle and hardware have been repaired and a coat of paint was put on the front and back of the dumpster doors.
- Exterior maintenance—Mountain Chalet will be providing the board a report of suggested repairs for the spring/summer which include scraping and touch up

painting where needed, repair of damaged boards where needed, and repair of gutters where needed.

NEW BUSINESS

- Financial Report---Janet Meinen reviewed briefly the 2019 budget and estimated year end numbers, noting areas of variance from budget. The category that was most over budget was major maintenance.
- Budget Review/Approval---Janet Meinen presented a proposed budget for 2020 for board discussion. The proposed budget showed a dues increase of \$40 per month. This increase was due primarily to the rise in the cost of insurance, an increase in cable and internet service, and that the budget showed a line item of \$2500 insurance deductible expense which is half the cost of the actual deductible (\$5000). There was considerable discussion on the dues increase versus the need for the association to increase its capital reserve situation. **A motion was made and seconded to approve the budget as presented with a \$30 dues increase per unit per month, eliminating the line item expense item for an insurance deductible, and putting the additional savings into the capital reserve fund. The motion passed unanimously.**
- Special meeting scheduling---A Special Meeting to ratify the approved budget was scheduled for January 24, 2020 at 4:30 PM at the Mountain Chalet office. All applicable information on the approved budget will be sent to all owners along with a proxy. The association does need at least one board member to attend in person. Ken Mesec stated that he could attend. John Clyne will also make an effort to attend the meeting.

OTHER BUSINESS

- Corky Schmidt noted that the gutter above his deck is leaking and starting to cause some damage to his deck. Mountain Chalet will repair in the spring/summer when snow is gone.
- John Clyne noted that the window in his lower level is still leaking. Mountain Chalet will look at in the coming week.
- John Clyne asked if there had been any research done yet on the topic of rooftop solar panels. Eric Mowrey replied that he had spoken to Mountain Parks Electric on the topic. Mountain Parks had indicated that those types of systems make the most sense when there is a common heating system. Corky Schmidt volunteered to do more research on the topic.
- Corky Schmidt has reached out already to another insurance agent/company about trying to provide a quote for us for the association. The agent will contact Eric Mowrey for more information.

NEXT BOARD OF DIRECTORS MEETING DATE

May 19, 2020 at 10:00 AM MDT

ADJOURNMENT

There being no further business to discuss a motion was made and seconded to adjourn the meeting. The motion passed unanimously. The meeting ended at 11:26 AM.