

Tall Pines Condos Homeowners Association

Board of Directors Meeting Minutes

01/29/2019 4:00pm MDT

MCPM Admin Office – Winter Park

APPROVED

Call To Order

Chad Griffith with MCPM called the meeting to order at 4:04pm

Roll Call

Joe Legnard, Board President via phone

Jason Rehm, Board Vice President via phone

Chuck Yenglin, Board Sec/Treasurer, via phone

Chad Griffith, Mountain Chalet Property Management, in person

Janet Meinen, Mountain Chalet Property Management, via phone

Approval of BOM Meeting Minutes 02/06/18 and 02/24/18

After review of the meeting minutes from the 02/06/18 BOM Meeting and 02/24/18 BOM Organizational Meeting minutes, Chuck moved to approve the minutes as presented. Jason seconded the motion. Motion passed unanimously.

New Business

Review of the 2019 association budget and discussion ensued. Janet briefly added comments on each line item; decreased budgeted amount for administration as new management agreement includes some services that previously were additional charges to the HOA. 2019 budget to include taxes only, would need to increase to \$1,000 if BOD felt review was necessary. Insurance premium increased 8% which is reflected in the budget presented. Management fee decreased slightly to reflect new terms of agreement. Budget as presented would include a small deficit. BOD discussed upcoming projects in the CRF in the next several years. BOD commented that dues increase was discussed at last annual meeting. The BOD wants to ensure proper reserves before and after major

projects are completed. After discussion ended, Joe made a motion to increase dues by \$30.00 effective 03/01/2019 to not only balance to the 2019 budget by allocating an additional \$5.00 per unit per month towards operational expenses, but the remaining portion of the increase would be allocated to the capital reserve. Jason seconded the motion. The motion passed unanimously, and the 2019 budget was approved.

Chad from MCPM asked the BOD if there was any other business to be discussed or comments made as the lone agenda item for the meeting was completed. Jason commented that in reviewing the expenses, he requests that every effort be made by the management company to limit the number of trips and associated trip charges to the HOA. Chad from MCPM confirmed that we make every attempt to avoid extra trips and try to accomplish all work needed on the day we are scheduled to be at the property.

Joe and Jason also made comments about neighbors that live in units south of Tall Pines continue to occasionally park in the south portion of the Tall Pines parking lot. Both commented that it isn't as bad as it used to be, and they will keep an eye on it. Chad from MCPM commented that a truck with trailer was parked at the south end of the lot last week and blocked our snow storage area. The BOD and management company will continue to monitor and act if needed.

Chad then advised the BOD of a unit that contacted the management company regarding a CO detector that was beeping. The owner was instructed to call Xcel Energy and instructed to tell their rental guests to exit the unit. Xcel and a licensed plumber investigated and there was not an active leak, but the venting of the gas hot water heater was not up to code and venting properly. The owner is reportedly converting the HWH back to electric to resolve this issue. At the request of the BOD, this topic will be discussed with the owners at next week's annual meeting.

Next Board of Directors Meeting

Chad from Mountain Chalet suggested that considering next week's annual meeting, the Board consider not setting the next BOD meeting at this time and

instead set the next BOD meeting during the organizational meeting next week.
Unanimously agreed.

Adjournment

Being no further business to conduct, Jason moved for adjournment. Chuck seconded the motion. Motion passed unanimously. Meeting adjourned at 5:00pm.