

**TALL PINES HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
MCPM OFFICE—PINE TREE PLAZA SUITE 207  
1/14/20 9:00 AM MDT  
CALL IN NUMBER: 712-432-0220  
PASSCODE 7265713#  
MEETING MINUTES  
**APPROVED****

**CALL MEETING TO ORDER**

The meeting was called to order at 9:03 AM.

**ROLL CALL**

Present: Joe Legnard (board), Jason Rehm (board), Chuck Yenglin (board), Chad Griffith (MCPM), Janet Meinen (MCPM), Eric Mowrey (board).

Quorum established.

**APPROVAL OF PRIOR MEETING MINUTES FROM 1/29/19 AND 2/9/19 MEETINGS**

**A motion was made and seconded to approve the meeting minutes as presented for the January 29, 2019 board meeting. The motion passed unanimously.**

**A motion was made and seconded to approve the meeting minutes as presented for the February 9, 2019 board meeting. The motion passed unanimously.**

**NEW BUSINESS**

- **Review/approval of 2020 budget**—Janet Meinen presented the report. There was a review of the 2019 financials. It was noted that the association was slightly under budget for the year overall and in most categories. Major maintenance was over budget. Janet Meinen presented the proposed budget for review of the board. It was noted that the association insurance premium went up 7% for the year 2020. The question was asked if the association had adequate coverage. Janet Meinen replied that this coverage did include replacement cost coverage per the condo enhancement coverage sheet provided by American Family. An email from American Family with discussion of the current coverage was received the day before and will be forwarded to the Board. The balanced budget as presented showed no dues increase for the coming year. The discussion shifted to a review of the capital replacement analysis spreadsheet which reflected four projects potentially being completed in 2020. Mountain Chalet suggested raising the dues \$20 per unit per month with that additional money going purely into the capital reserve fund. This would help the association grow their reserves quicker. The board felt that the roofs would need to be replaced in 2020. Mountain Chalet will ensure that a roofing company gets on the roof this summer to evaluate remaining life and to provide a bid. Joe Legnard is also in touch with a roofing company from the Front Range to obtain an additional bid. Mountain Chalet will also get a bid for a metal roof as

well as composition shingles. The board decided to move the carpeting/painting of decks and the parking lot grade projects from 2020 to 2021. The roof replacement project will remain in the 2020 year as well as the parking lot retaining wall project. That retaining wall will be evaluated in the summer of 2020 for potential repair plans and costs.

**A motion was made and seconded to approve the 2020 budget as presented with no dues increase, which included no additional finding to the capital reserve fund. The motion passed unanimously.**

#### **SCHEDULE NEXT BOARD MEETING**

February 8, 2020 – Organizational board meeting immediately following the annual meeting.

#### **OTHER BUSINESS**

It was noted that there are no major concerns at the association at the present time.

It was noted that there is a white Dodge pickup truck parked in the Tall Pines lot that is suspected to belong to an individual who does not own at Tall Pines. Mountain Chalet will keep an eye on this situation.

#### **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 9:53 AM.**