

# **The Pines – East Village Homeowners Association**

## **2015 Annual Meeting of Association – Minutes**

**Date:** Monday December 28<sup>th</sup> 2015, 4:00pm

**Location:** Snowmass Club - The Club Room

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- 1) Roll call, Directors present are: Tom O'Connor, Tim Lindenfelser, Tim O Johnson, Chuck Shenk, Don Buchholz - Proxies from Steve Forte and Paul Fee assigned to Tom O'Connor
- 2) Approval of minutes of December 28<sup>th</sup> 2014 Tom made motion to approve as written, Don Buchholz 2nd all vote in favor
- 3) Review operations 01/01/15 – 12/30/15

Wildfire Discussion, association members want to have continuing understanding for mitigation possibilities, Paul Fee is Board member for the association members to call to pass along questions and answers

### Lift Issues:

A concern was raised by a homeowner regarding the early morning (before 7am) removing of snow from bridges and pushing onto trails. The reason that this happens is a process which has to happen before the ski trails open for the day at 8:00am and when we try to have the snowcat off the trails 1/2 hour before the official daily opening. We have to pick up and push collected snow with a Bobcat loader over the bridge guardrails to then be able to spread it out under the bridges with the snowcat to allow as much coverage as we may have. Then the snowcat has a 10 minute travel time to be put to bed for the day before the main Two Creeks lift opens. I will let Chad (snow groomer) know they need to plan to do road work after 7:00am if at all possible.

Incline Lift had been stopping last year and it seems to be doing similar stoppages this year, Leitner-Poma engineers have been on site working on equipment trying to diagnose and repair but intermittent failures causing trouble diagnosing issues. Ski company lift mechanics and electrical engineers are also involved in trying to quickly identify causes.

We are continuing to work on this as it will be repaired to our standards before we are done.

Surface Platter Lifts - We are still having skiers and boarders skiing down trails and grabbing the platter pull and causing damage to the lift systems. All owners need to inform their families, guests and other users from their homes to only load on any of the Platter Pull's style surface lifts at the Base - "Load Here" station or walk up the hill to the Two Creeks trail and then ski down to the base. We have instructed the lift operators to not turn on the lift and instruct all people desiring to use the lift to go to the base and load there. This loading at the multiple trails which intersect the surface lift line has been a major reason for expensive repairs over the previous years. To minimize the escalating expenses for increased maintenance costs to the association we request everyone's understanding and their compliance to use the lifts as designed.

- 5) Review, Discussion and Approval of Proposed Budget for Calendar year 2016 - The board had a discussion regarding the proposed budget submitted by Director Paul Fee and Manager Bill Boineau. The board added a line item of Bonuses - with an amount of \$10,000 to the budget. Previous years bonuses had not been in budget but we've been spending about \$7,000 - \$8,500/yr for bonuses for the manager, lift attendants, snowcat groomer and a few others throughout the years. The associations expenses have been increasing about the CPI rate each year. There are also additional expenses the state has required for association management The budget has been increased by an annual amount of \$500.00 per unit. This year's 2016 assessment will be \$6,200.00.
  
- 6) Election of 3 members of Board of Directors - Steve Forte, Tim Lindenfelser and Tim Johnson - terms expire. Nominating Committee has received written requests to be nominated from: Steve Forte, Tim Lindenfelser and John Zrno. Nominating committee has accepted those requests and no other members have expressed interest in the association governance. Nominations from floor will be accepted. Tim O' Johnson said he wanted to run again for a board position and self nominated. No others nominations were put forth and the nominations were closed. A vote of the association membership was taken and including the proxies submitted the votes were:

Steve Forte -21  
Tim Lindenfelser - 24  
John Zrno - 20  
Tim O Johnson - 4

After this association meeting has been adjourned the new board members meet to establish officers positions for the year.

7) Non-agenda business - None

8) Next Year's Annual Meeting date: 4:00pm Wednesday, December 28<sup>th</sup>, 2015

9) Adjournment of Association Members meeting at 4:

10) Newly Elected Board of Directors meeting to elect Association Officers seats - Discussion of history and term period and motion by Tom O'Connor to nominate Tim Lindenfelser as President of Board of Directors for 2016 2nd by Don Buchholz, all voted in favor of Tim as President. Tom nominated Paul Fee and Treasurer 2nd by Don Buchholz all in favor, Tom nominated Don Buchholz as VP 2nd by John Zrno all voted in favor

Tim Lindenfelser - President

Tom O'Connor -Sec

Paul Fee - Treasurer

Chuck Shenck

Don Buchholz - VP

Discussion of sub committees and members will be considered by Tim Lindenfelser

Adjournment at 5:32pm