

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

## **2017 Spring Board of Directors Meeting – Minutes**

**Date:** Saturday April 1st 2017 3:00pm

**Location:** Chuck Shenk's home - 600 Spruce Ridge Snowmass Village

**Phone Conference Contact Info** – (712)-770-4010 Access Code 575250

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- 1) Board Members Present: Tim Lindenfelser, Tom O'Connor, Chuck Shenk, Margaret Marsland, Steve Forte
- 2) Others in Attendance: Bill Boineau-Association Manager
- 3) Approval of minutes of December 28<sup>th</sup> 2016 – Tom O'Connor 1<sup>st</sup> motion  
Chuck Shenk 2<sup>nd</sup> all voted in favor.
- 4) Review operations 2016-2017 ski season – Tom discussed the need of asking the new groomer to be as good as Chad. Also, Tom requested notification of what trails have been groomed on a continuing basis. This will be reviewed with the groomers as to how we will notify owners we have listed email addresses to contact.  
Lift Systems seemed to be good for this past year except for the initial period where tree fell onto the Incline Elevator rails and damaged the rails a couple days prior to opening lifts. We had a warm early season where snowmaking was prevented from occurring because of above normal temperatures. We then had a major storm which allowed ski company to push their opening earlier than they had originally prepared for. We had to keep our area closed for 3 days longer than when Two Creeks was opened because the snowmaking had to allow the new made snow to harden. During this storm apparently the tree had fallen across the rails after the initial inspections startup procedures of the Incline Elevator by Leitner and Ski Co had previously been accomplished. We had to have Leitner Poma Engineers come out and repair it over 3 days.

Discussion of winter bonus program 1) \$1,000 for Greg Hoffman as the Lift Systems oversight (Snowmass Ski Corp Lift Department Manager) 2) \$1,000 “Cowboy” Bob Mandel – Long time Upper Lift Attendant 3) \$1,000 Chad Simon – Groomer Manager - Operator

Margaret mentioned she had had an issue with someone and dogs on the trails and asked about people walking their dogs on the trails and is there anything the board can do to try to prevent actions of possible interactions between skiers and dogs. If you are concerned please call Bill to see if he can contact them or when you see someone you may ask them if they are aware of the trouble they may be causing because of skier/boarder vs unleashed dogs on the trails. Bill will work with the town to post signs as to the desired prohibition of dogs on the trails with maybe a fine amount also posted of \$250.00 or something to get their attention and curb the problem. Discussion of Accounts Receivables by members paying late assessments. The board of directors wants the membership to pay assessments on time and to start sending letters and 2<sup>nd</sup> notices with finance charges sooner than has become common. The association bookkeeper will be instructed to send out 2<sup>nd</sup> notices and add finance charges after 45 days late payments.

- 5) Discussion of Capital Reserves – Board reviewed capital reserves report of reserve accounts and life expectancy assumptions of association assets of and other items. Question by Tim Lindenfesler, should we continue to collect the reserves with current, reduced or increased reserves allocations. Tom O’Connor and Steve Forte suggested we continue at the same levels. As we discussed this Tim Lindenfesler also agreed and suggested we look again at this in the next couple years. This is looked at annually during the budgeting process.
- 6) Discussion of East Village Master Association – The manager has been asking the Two Creeks Board and Owl Creek Homes Board members to join us in a more formal Master Association process as spelled out in our 3 Association’s documents. Bill has push back for years from these other associations and Bill will continue to ask for participation. As it sits now Bill will have a East Village Master Association bank account formulated with the Pines-East Village President and one other board member (Tom

O'Connor) be the assigned members, with the continuing pressure to the other boards to participate for a once a year meeting held around June/July or Christmas.

- 5) Non-agenda business - Open discussion – Margaret Marsland brought up the concern of the Entrance to the Pines-East Village from Owl Creek road, more specifically the dangers of the exit onto Owl Creek road and the lack of a good sight lines downhill when driving out of the Pines-East Village sub-division. Bill will look at a couple of different options 1) Taking down the downhill wing wall. (Bid to remove came in around \$14,000)  
2)-Installing, with the Town of Snowmass Village Public Works help, a mirror facing the downhill view to help see oncoming vehicles up the hill.

- 6) Next BOD Meeting date: August – September (date to be determined)

Adjournment 4:24pm