

The Pines – East Village Homeowners Association

2017 Annual Board of Directors Meeting – Minutes

Date: Thursday December 28th, 2017 3:00pm

Location: Snowmass Club - The Club Room

- 1) Directors Present – Tim Lindenfelser, Tom O’Connor, Steve Forte - Margarette Marsland & Charles Shenk– attending by phone - Bill Boineau Association Manager
- 2) Approval of minutes of December 28th, 2016 – Motion to approve by Tom O’Connor, 2nd by Steve Forte – no further discussion – all voted in favor
- 3) Review operations 01/01/17 – 12/30/17 - Discussions:
 - a) Not enough snow has arrived yet this season for ski company to safely open the Two Creeks ski area to allow association members, guest skiers to ski home or ski to lift at Two Creeks base. The association is ready to open our trails when the skiing company with some last-minute needs which can be done the day prior to opening. President of HOA, Tim and his better half Christine Lindenfelser, hiked up the trail to the ski area and reported to Bill that they had seen a piece of steel channel sticking up out of the snow on the trail that approaches the Pines trails and felt it was a dangerous situation for skiers. Bill had the trails crew for the Pines go to remove this metal. Bill spent some time and association money filling in the creek with a contractor’s left-over dirt from a project at the base of the lower surface platter so to allow the creek to not impede the lifts with water and to not have to fill in the creek with man made snow. The board directed Bill to work with the skiing company to explore repairing the water path and crushed culverts at the upper location off East Branch that have been damaged over the past years and currently has the metal channel rising from the limited snow instead being covered.

Tim made motion, Steve 2nd and all members voted in favor to work with ski company.

- b) The water service supply for the irrigation at entrance to Pines at Owl Creek road needs to be rebuilt and replumbed to an above ground backflow check valve and protection surrounding the replumbed water supply. Bill will continue to have this project reviewed for a quote from a plumbing contractor to bring it into current standards of the Snowmass Water and Sanitation district. Authorize Bill to investigate changing. Tim made motion Tim 2nd all voted in favor to proceed.
 - c) Looking at platter poles that are accumulating water through seals which are causing platters to drag, negotiate with ski corps to either replace or repair poles and **DO NOT GIVE AWAY THE FARM**
 - d) Construction of 2 new homes, lot 4 and 27. Everything is going well and Bill has been meeting with construction contractors to make certain no problems other than many cars on side of roads during construction.
- 5) Review 2017 budget and Approval of Proposed Budget for Calendar year 2018 – discussion Tim Lindenfelser questioned items in description of over budgeted items. These are areas the budgeting process for 2017 had not foreseen when created last year and are mostly items which are capital in nature or immediate issues which may be paid from reserve funds. (see below)

Ski Trails

- a) Purchased snow trail packer/roller \$3,040 (split cost with 2 other associations of master association)*
- b) Identified 19 standing dead Aspen trees which were potential risk of falling onto lift systems and causing damage.*
- c) New maintenance program of renting tractor and brush mower to prepare trails in fall by cutting grasses so we could have better winter ski trails with less early season snowfall*
- d) Added dirt to fill in streambed at lower Poma surface platter pull lift to help with topography of lift line and to reduce the amount of snowmaking needed to fill in creek bed to ski over. (At time of beginning of December these invoices are not all in from vendors but so far... these numbers total approx. \$9,000)*

Board members agreed these should be paid from reserve funds.

Bill is also reviewing options which may be needed at some time in the future (5++ years) if the Poma surface lifts become a maintenance and upkeep issue. Question by Steve if items of concerns today, platter pull

Budget for 2018 year looks good to present to membership for a vote. \$6,000/member

- 6) Election of 1 members of Board of Directors – Charles Shenk’s 3 year term is expiring and has been the only member of association which has requested to be nominated for this year’s elections cycle. During associations annual meeting later today, the members may nominate additional members from the floor, and if none are nominated we may close the slate and accept the single nomination and declare Mr. Shenk re-elected for the next 3 years term.
- 7) Directors Comments – None
- 8) **Members Education – TBD – State is looking at a Sunsetting the current provisions for the Community Association Management regulations and is taking public comments regarding these past decisions. If anyone would like the information to comment Bill will get the link to them to allow them to make comments.**
- 9) Non-agenda business - Open discussion
- 10) Next Year’s Annual Meeting date: 4:00pm Friday, December 28th, 2018 with directors meeting prior at 3:00-3:30pm? We will ask the question again at a upcoming board meeting. Spring board of directors meeting date TBD.
- 11) Adjournment at 03:48pm