

The Pines – East Village Homeowners Association

2017 Annual Association Members Meeting – Minutes

Date: Thursday December 28th, 2017 4:00pm

Location: Snowmass Club - The Club Room

- 1) Members Present in room or by proxy – Tim Lindenfelser, Tom O’Connor, Steve Forte, John Zrno, Scott and Ilene Milvenan, Daniel and Ted Bakalarz, Margarete Jandegian for lot 32 - Margarete Marsland & Charles Shenk– attending by phone - Bill Boineau Association Manager and 15 others by proxy for a total of 24 members, 17 are required to conduct business. Quorum has been established.
- 2) Approval of minutes of December 28th, 2016 – Motion to approve by Ted Bakalarz, 2nd by Scott Milvenan – no further discussion – all voted in favor
- 3) Review operations 01/01/17 – 12/30/17 - Discussions:
 - a) A recent concern of 2 property’s which are owned by same group, lots 4 and 27, have been reported in the local papers as being investigated by authorities. Bill has had discussions with the contractors as to their understanding as to the future of these properties continue to be constructed and they have said to their information they are moving forward as planned.
 - b) 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 manmade snow. We have been in discussions with the skiing company as to when they might be opening Two Creeks area to skiing, their concerns are the trails coming down from Elk Camp are too thinly covered with snow to allow a safe skiing experience. The ski company continues to monitor the snow levels and will open as soon as they believe the coverage to be safe. They are currently allowing the skiing public to park at

the Two Creeks parking area for free and use the Two Creeks lift for uploading and downloading only. Question regarding the best way to see the skiing company's communications and updates from Ted Bakalarz – the skiing company's WEB site www.aspensnowmass.com would be the location to see the updates as soon as they change. Steve Sewell will give us as much time for a heads up to as when they are going to open the skiing in Two Creeks. The association has started a program to cut the grasses in the fall on the skiing trails throughout the subdivision with a rented tractor and brush/grass cutter to prepare the trails to accept a better initial snow fall to reduce time to deal with grooming the trails. We have also purchased a device (trail roller) to attach to the snowmobile to pack down the initial snowfall so as to be able to pack the snow on the trails and not have to wait to use the Snowcat later as we get a deeper snowpack on the trails.

- c) Please break down and flatten the cardboard boxes you and or your property management people may be taking to the dumpsters. The trash costs are based on the number of times the trash crews have to empty the trash bins because we are on a commercial based plan. The more time they have empty the bins because someone has not reduced the size of their cardboard boxes to a flattened dimension the more it costs the association members. **PLEASE HAVE YOUR BOXES FLATTENED!**
- 5) Review 2017 budget and Approval of Proposed Budget for Calendar year 2018 – motion by Tom O'Connor and 2nd by Scott Milvenan discussion. All members and proxies voted in favor except for 1 proxy by a member. The negative vote was requesting a reduction of 5% to the annual budget.
- 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. Open membership for nominations to the board of directors. No one made any further nominations and we closed the nominations and accept the single nomination and declare Mr. Shenk re-elected for the next 3 years term. Bill requested that members self-nominate in the future to

assist in the decision making of the association. Bill's opinion is that all members should take a turn in a director's seat to keep a healthy association.

- 7) Directors/Members Comments – How many lots are in the Pines, there are 51 lots, with about 3 remaining to be constructed, How many full time people live in the Pines. There are currently 3-4 homes which have full time residents.
- 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 – It appears there is more construction in Snowmass Village happening now. With the skiing company making an investment in Base Village it seems to be helping to put a spotlight on the Village for buyers of real estate to take risks in the market and the skiing company is getting ready to take contracts for the new Limelight Hotel.
- 10) Next Year's Annual Meeting date: 4:00pm Friday, December 28th, 2018 with directors meeting prior at 3:00-3:30pm. Tim Lindenfelser questioned starting time to move to possibly a later time? Other directors stated this seemed to work to allow them to not interfere with dining plans they may have shortly after this meeting.
- 11) Motion to adjourn the meeting made by Tom and 2nd by Scott with all members voting in favor.