

# The Pines – East Village Homeowners Association

## 2020 Spring Board of Directors Meeting – Agenda

**Date:** ~~Tuesday~~ Wednesday August 12th 4:00pm

**Location:** Zoom Meeting Information

<https://us02web.zoom.us/j/2391934109?pwd=WjZ1b3F0Z0R5NDBtSlINVjFMMmhMdz09>

Meeting ID: 239 193 4109

Passcode: 9709

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- 1) Board Members Present: Tim Lindenfelser, Steve Forte, Tom O'Connor, Bob Chodos, Chuck Shenk
- 2) Others in Attendance: Edward Bakalarz, owner of lot 43 and Assoc Manager Bill Boineau
- 3) Approval of minutes of December 27<sup>th</sup> 2019 Tom made motion to approve, 2nd by Tim Lindenfelser – all voted for approval.
- 4) Financial reports review – Sent out financial reports and asking for any clarifications. Tim asked: 1) Who is CMZ LLC? They are the guys that take care of our property when called. They are also the contractor that does the snowplowing on the private roads and run the groomer and make snow. They also are a local landscape and snow removal firm in the village. They have worked for the previous owner of the firm which was run by Jeff Sivess as Snowmass Lawn and Plant and Driftbusters for many years. Jeff decided to retire and sold his business to two of his employees, Chad Simon and Kevin Von Ohlen. They call their new company CMZ, LLC 2) Tim asked Treasurer Tom O'Connor if the bank statements correlated with the accounting reports? Tom stated they are correct.
- 5) Update on tree removal project – Mike Uncapher of Western Vegetation Management is working on the 2<sup>nd</sup> phase of the Wildfire Fuels reduction program set forth by the directors 2 years ago. This year's project is to remove dead standing a down tree along the ski trails and around homes. This

is a continuing project as we live in a forested area and the need to reduce the potential risks of wildfire within the sub-division for our members property benefits and to promote a healthy forest ecosystem. This is not clearcutting the property surrounding the homes but starting to better manage and reduce the wildfire potential we face. Since 2018 and as of the completion of this year's project, we will have removed 1,770 trees, approximately 172 tons and 60 hours of brush clearing. With the total expense at \$189,400

- 6) Bears and dumpster rebuild update – We have the dumpster being rebuilt because of damage caused by a bear on a couple of visits. We are replacing them with a heavier door system to reduce the potential for bear caused damages. Dumpster still needs to be painted by the Owl Creek homes contractor.
- 7) Update on Construction Projects and construction deposits. We have a remodel project on lot 17, by Hansen Construction. There have been too many issues by the contractor's sub-contractors not abiding by the associations rules to have all vehicles park on one side of the road and not causing driving impediments by having vehicles park across from other vehicles. We have been assessing fines to the owner's construction deposit account (\$50,000) as we see the parking problems continuing. The owners and the contractors will have to work out the fines between themselves at the end of the project.
- 8) Review Landscaping Plans for lot #44 – 461 Pine Crest Drive. The owners of lot 44 have started to build and the architect said they have not yet decided on the landscape plan yet. When they do they will present the plans for our review.
- 9) Status of notice to members regarding By-Laws update, Published Rules and Regulations, Fine schedule for infractions to Rules and Regulations – The manager will resend out the documents to the members after a review with the board.
- 10) Non Agenda News - I have been called by the owners of lot 27 stating they have been having a problem with the next door neighbors renters dog running at large and being a nuisance and scaring their daughter when the dog comes up and barks at their daughter and scares her. She had been bitten by a dog

previously. I called the property manager and the owners to inform them of the problem. Jack Forster, General Manager of Alpine Property Management and I talked, and I informed him of the problem and any continuing issues would result in possible fines. He said he would take care of the fines and bill them to the renters. I also talked with Jane Reese, the owner of the home the renters are staying in was very concerned and she also call Jack to express her displeasure of the issue raised by her neighbors and told Jack to correct the problem with the renters.

11) Winter Annual Meeting date: Dec29BD 3:00pm and 4:00pm respectively

12) Adjournment at: 5:05pm