

The Pines – East Village Homeowners Association

2020 Annual Members Meeting – Minutes

Date: Tuesday December 29^h, 2020 4:00pm – 5:00pm

- 1) Roll call, Establish Quorum - 21 Proxy's or Attended Zoom Meeting
- 2) Introduction of Board members – Tim Lindenfelser, Tom O'Connor, Chuck Shenk, Bob Chodos, Margaret Marsland, Teddy Bakalarz – (Elected at this meeting) Retired Past President and other directors seats after 21 years – Steve Forte – Thank you for your time and direction Steve and Denise
- 3) Approval of minutes of December 28th, 2019 Motion by Bob Chodos and 2nd by Tim Lindenfelser – All voted in favor as written
- 4) Review operations 01/01/20– 12/30/20 – A recent problem was caused by a property manager of home which melted a portion the Summer trail. Needed to get more snow brought in to cover the melted area because of limited snow coverage. Hot tub needs to be drained across trail in future not down the trail. Expenses to repair trail to be billed to the homeowner.



Dumpster Doors had to be replaced this year after they were destroyed by bears. They are heavy duty and hope to not have issues in future.

Construction sites parking management – We had a remodeling/construction project that had nearly caused multiple accidents with workers vehicles parking on both side of the road which narrowed the driving lanes to widths which would not allow homeowners vehicles to travel safely through the area. We had talked multiple times with the job site foreman to explain the needs to manage their workers vehicles by only allowing them on one side of the road and not across from each other. We ended up having to assess fines starting at \$250.00 for the 1st fine, then \$500 for the 2nd fine and finally \$1,000 for the 3rd and final fine before the remodel was completed.



- 5) Discussion regarding Wildfire concerns: a) Reducing Wildfire fuels - The association has been working to reduce the Wildfire fuels load in the forests in the Pines. Over the past 4 years the association has removed over 172 tons of fuels at a cost of \$190,000. We are continuing with the project next year. The contractor, Mike Uncapher of Western Vegetation Management (970-618-2567 has offered a substantial discount to Pines Homeowners if they've scheduled work at the same time his crews are working in the Pines. If you would like to discuss timing and to add your needs to a list, please call Bill.



b) Insurance Premium rates increase – The directors of the association have recently been informed and have personally experienced Property Insurance rates increases doubling or more. The reasons we’ve been given when asked is because of the trends the country has seen in the rash of Wildfires and claims the insurance companies are experiencing. We hope the work to reduce the fuel loads the association is undertaking, will show the insurance companies our commitment to protect our homes from wildfires and allow a reduction of current insurance rates. The association is working with the aid of the Snowmass Wildcat Fire District to assess appropriate areas to mitigate. The fire district is available to help individual homeowners review the property and make suggestions as to how to reduce the fire concerns of your property. Call Bill to schedule a meeting with the fire department.

- 5) Review and Approval of Proposed Budget for Calendar year 2021 – The budget is maintained at the same assessment as the previous year, annual \$6,750.00.
- 6) Election of 2 members of Board of Directors - Nominations from floor will be accepted. All proxy’s voted for the 2 candidates on the proxy’s and none from floor – Teddy Bakalarz of lot 43 is newest director for 3 year term. And Chuck Shenk of lot 14 is returning for another 3 year term.

7) Directors Comments -

8) Non-agenda business - Open discussion

9) Next Year's Annual Meeting date: **December 28th -Tuesday 4:00pm**

10) Adjournment