

The Pines – East Village Homeowners Association Spring 2021 Board of Directors Meeting – Minutes

Date: Friday April 9th 4:00pm

Location: Zoom Meeting Information

<https://us02web.zoom.us/j/4546294471?pwd=U3RWb3B6b3YyeHhzV1dNNUtaMUlxUT09>

Meeting ID: 454-629-4471

Passcode: 9aXZx9

- 1) Board Members Present: Tim Lindenfelser, Tom O'Connor, Charles Shenk, Margaret Marsland, Ed Bakalarz
- 2) Others in Attendance: Daniel Ades, Bill Boineau
- 3) Approval of Association meeting minutes of December 27th 2020
- 4) Financial reports review – Management needs to have some of the reporting information reviewed and changed to indicate proper accounting information. Donna Aiken, the Association's bookkeeper to seek assistance to make corrections.
- 5) Update on tree removal project – Continuing on the project to assist in Wildfire mitigation needs in our forests. We will be using Western Vegetation Management – Mike Uncapher and the Rifle Co SWIFT team.
- 6) Tree House Removal Letter to Lot 47 – Daniel Ades request to discuss – After introduction by Bill, Daniel Ades spoke to issue of his having a treehouse built on his property but outside of the building envelope. This is against the CC&R's (4.3) and the Town of Snowmass code which does not allow for any above-grade improvements constructed outside of the building envelope. Daniel and board agreed to have the tree house removed by October 1 2021.
- 7) Board Member Comments – President Tim Lindenfelser commented on his concerns of a board member and the property manager starting to ask

questions of the Town of Snowmass's Community development department staff regarding the Wildfire Issues and zoning concerns of the association. Tim was concerned this may have exposed the association to unwanted focus by the Town's officials. The Manager and Tom O'Connor stated these have been conversations the board has had over the past couple of years because of the Wildfires the west has experienced. This was a fact-finding mission to gauge the temperature of the possibility of moving forward with a change to the PUD and what that might entail. During the conversations with the Town's Community Development Director, it was determined if there was to be a change in the PUD language the association would have to spend \$10's of Thousands to go through the review process with possibly no change to the PUD. At this point we stopped the discussions with the Town and are going to depend on the language the Snowmass Wildcat Fire Protection District's Fire Marshall received from the Community Development staff had penned stating if the work to be undertaken was to deal with wildfire issues the town would allow the work to be performed. Tim was concerned this process undertaken should have had more inclusion of the entire board of directors to be aware and discussed as to the process the manager and one board member undertook. The Manager explained there had been previous discussions as this was just a fact-finding mission to see what steps the town would require changing a paragraph in the PUD to allow the Wildfire fuels reduction. After hearing the direction town staff would likely follow and therefor the extent the association would have to undertake along with the time and resources required, the thought of trying to change the PUD language was stopped. The association will rely on the Fire Marshall's letter of approval to do the wildfire mitigation in areas known to have a heavy fuel load. In the future the manager will be certain to have more directors directly involved in the discussions, not just a sub-committee consisting of a director and the manager.

- 8) Winter Annual Meeting Tuesday December 28th 2021 3:00pm Board and 4:00pm Home Owners
- 9) Adjournment at: 05:34pm