

Meeting Minutes Board of Directors DRAFT Of Pine Meadows Homeowners Association, Inc. February 10, 2022

- Meeting called to order at 10:05 AM MST
- Roll Call Taken
- Quorum met at 100%
- Gabe motioned to approve Notice of Meeting Minutes Draft. Allen second the motion and all were in favor.

Discuss Election of Officers.

Sherry motioned to keep all officer positions the same. Allen second the motion and all in Favor

President - Sherry

VP - Karen

Treasurer - Gabe

Secretary - Allen

Review of 2021 Year End Financials

- Karen mentioned that irrigation repairs could be moved down to capital expense or to leave as is in irrigation repairs expense.
- Karen mentioned 80% in capital and 20% in irrigation repairs expenses. Going to move a portion of irrigation expense to capital based on bids and invoices.
- Karen motioned to Approve 2021 Year End Financials contingent on repairs. Allen seconds the motion and all were in favor.

CD Renewal and MM Investment Update

- Gabe rolled over CD 1/25/2022 of \$31K and \$61K - Trying to maximize yield and move cash from checking to money marketing. Result - Two CDs Total \$92K for capital.
- Rolled everything into a 42 month CD with 6% Interest.

Proposal to Construct and Install Staircase

- Allen expects to get work completed in a week once work begins. Quote of \$16,126 includes allowance and needing to find marks without survey.
- Begin End of April - First of May
- Alpine Mountain Construction - Ron Kukulan is the contractor.
- Notify Aspen Ridge and Pine Meadows regarding the project.
- Sherry motioned to approve the stair project. Gabe seconded the motion and all were in favor.
- Sherry gives Anita the right to sign the contract.
- Prepare a nice letter from the board to sign to say thank you for storing the staircases. Get a gift as well.

Fire Suppression Update

- Sherry mentioned that F&F came out to complete inspection.

Reserve Study Updates

- Thoughts on what issues we should vet, when and who we should work with
 - Issues: 1. Integrity of everything under tiles on roof 2. Roof materials - slate/metal- needs comparison of materials to cost 3. Get expert opinion for a replacement date.
 - Additional issues we should vet for roof replacement - Gabe mentions 100% or 50% or pay as we go. Karen mentions that it should be the second stage.
 - Hire a consultant - National Roofing Certification Association - NRCA
- Review roofing bids at the end of the first quarter

Additional Reserve Items

- Landscaping on hill - place holder once stairs are complete. Anita mentions engaging Scott with Telski to have a landscaper come and look at the hill in spring to get ideas.
- Allen mentions asking Aspen Ridge to contribute to landscape update on hill
- Anita mentions Steve for painting the beams for units 136 and 138 for bid at 16K - Allen motioned to approve. Sherry seconds motion and all were in favor. Anita will sign the contract.
- Anita mentions Snow Removal and Ice Melt Install
 - Installing snow melt in areas that are in the shade.
 - Anita mentions getting engineer to look at area

Meeting adjourned at 11:18 AM MST.