

The Pines – East Village Homeowners Association

2023 Annual Directors and Members Meeting – Agenda

Date: Thursday December 28^h, 2023 **Directors - 3:00pm**
Members 4:00pm – 5:00pm

Location: Snowmass Club (Club Room)

- 1) **Roll call**, Establish Quorum (24 Members – 17 needed for Quorum)
- 2) **Introduction of Board members** – Tim Lindenfelser-President, Charles Shenk-VP, Alan Roth-Treasurer, Steven Vick-Director, Edward Bakalarz-Director
- 3) **Approval of minutes** of December 28th, 2022 - Motion to approve by Tim and 2nd by Edward, all voted in favor.
- 4) **Review operations 01/01/23– 12/30/23** - Director Shenk asked if there have been any concerns, problems or issues because of the Short Term Rental (STR) Policy enacted last year. Bill reported not having any issues to date. He has received an STR contract from Alpine Properties on a rental but no reports of non-compliance by any owners. Director Shenk discussed the policy and his hope in passing this amendment for preclude from becoming an Airbnb or other rental companies' neighborhood. Tim has been receiving requests from realtors wanting to rent his home. Bill requested when anyone receives these notices to forward them to him so he may contact the senders to enlighten them as to the policies restricting these practices. If you see neighboring homes with unusual traffic or hear any concerns regarding other properties, let Bill know so he may follow up with the property of concern.

Discussion of Snowcat age and maintenance costs. Over the past couple of years, the snowcat has seen an increase in repairs and maintenance. Even with rising expenses for repairs the snowcat seems to be still in a desirable position to be maintained and not

replaced yet. The Ski Co mechanics have repeatedly stated that we should keep this working and maintain it to the standard we have. They believe there still is several years remaining before we need to consider replacement. We did have an issue with not being able to locate a certain part last year which required a machinist to rehabilitate/ fabricate a replacement part from Canada last year to get back into being able to work. Bill will keep an eye on these costs. A replacement snowcat priced a couple of years ago was from \$275K to \$350K. The snowcat is shared ownership by the two other East-Village Associations, Two Creeks, and Owl Creek homes. When the time comes to replace the cat, the expenses will be equally shared as they maintenance expenses are now. We have reserves to assist with either a down payment to continue with a new lease or possibly purchase it outright when the time comes. If it's purchased, we may need to request additional funds from all our members.

Discussion of Trash Dumpster Use Requirements: A reminder to the association membership to have your trash put into the correct dumpsters. We have 4 4-yard dumpsters in the trash shed. The three on the right are for normal household trash and the single dumpster on the left is for recycling materials. All cardboard boxes must be flattened and put into the recycling bin. Any boxes not flattened or put into the general trash bins will cause the association to send out fines of \$100.00 to the owners who have not followed the requirements to have themselves or their property managers make certain the trash goes into the appropriate bin.

Discussion of Speeding Vehicles – We have had a number of phone calls from members of the association stating too many people are driving their cars too fast in the Pines neighborhood. These speeding drivers vary from owners, guests, property managers, contractors and service providers. The speed limits in the Pines is 20 mph. Please remind people in your home and others taking care of the home to observe the speed limit.

Discussion of Ski Company's desire to add cellular towers in area.

The Ski Company was trying to increase the cellular infrastructure on the mountain by installing a new set of cellular towers across the ski areas of Snowmass. They had proposed putting up as many as 9 in strategic sites across the mountain, with possibly 2 in the Two Creeks base area. A few residents from Owl Creeks Homes voiced opposition to the planned locations of the Cellular Towers. The locations around Two Creeks will enhance, to varying levels, the cellular opportunities for our residences. This planning discussion is continuing for these sites in Two Creeks.

5) Review and Approval of Proposed Budget for Calendar year 2024

Budget for 2024 increased by \$500.00 per owner to cover increased expenses. Board voted to pass the budget as proposed as long as membership also approves budget for 2024. The annual budget will be \$8,000. The Association voted to approve the budget for 2024.

- **The Nominating Committee** has 2 current directors who have said they be considered and voted for by the membership – Nominations from floor will be accepted (See Proxy). **Added Name for Directors – Bobby Ruiz Lot # 21** – Discussion. Bill to contact Bobby to ask a few questions.
 - **Election of members for Board of Directors** – Charles Shenk and Edward Bakalarz stated they would be willing to continue for another term of three years. The board ratified this and the membership voted in favor
- 6) Directors Comments** – Director Steve Vick offered to open his home for next year's association meeting.
- 7) Non-agenda business - Open discussion** – **Dogs off leash in Pines neighborhood.** Discussion and decision to include a reminder/request to all members to be certain to walk dogs on lease in Pines neighborhood. A few comments stating near misses by drivers coming upon dogs walking off lease with owners. The board directed Bill to send out a letter to the membership with a reminder to keep dogs on a leash while walking along the roadway. Also be cautious allowing you pets to roam outside, the recent State of Colorado's

program to reintroduce Wolves to our area as one of the initial locations in the near future

- 8) **Next Year's Annual Meeting date:** – Saturday December 28th, 2024,
3:00 Directors & 4:00p Members,

- 10) **Adjournment**