

The Pines – East Village Homeowners Association

2024 Annual Directors and Members Meeting – Minutes

Date: Saturday December 28^h, 2024 Directors - 3:00pm
Members 4:00pm – 5:00pm

Location: Susan and Steven Vick's home at 410 Pine Crest Dr. (Thank you for hosting)

- 1) **Roll call, Establish Quorum** (please return proxy in next couple of days.)
Total Proxies – 20, Members present – 8 for a total of 28 members represented.
(Total proxies needed 17 to conduct business)
- 2) **Introduction of Board members** – Directors present: Tim Lindenfelser - President, Charles Shenk – VP, Alan Roth – Treasurer, Steven Vick Not Present: Bobby Ruiz
- 3) **Approval of minutes** of December 28th, 2023 Tim made a motion to approve and Steve 2nd all voted in favor.
- 4) **Review operations 01/01/24– 12/30/24** – The recent issues with the lower surface lift, someone held onto the platter too long when they arrived at the release zone which caused the platter to wrap itself around the safety bar and caused the lift to have to be stopped and repaired by the lift department mechanics. Please remember to let go at the proper location and gently release the platter. This year we had a couple of major expenditures for the lift systems. Specifically, you may remember from the meeting last year the Colorado Tramway Safety Board (CTSB) inspector wrote up a couple of infractions for the Incline Elevator. The major issue was our fence running up the length of the track was now not meeting basic standards, and it needs to be 6' in height instead of the 5' because of changes to the requirements instituted by the CTSB. Greg Hoffman, our Vice President of Lifts, (he is the Snowmass Ski area Lift Maintenance Director) wrote a request to the CTSB Chief Engineer, be able to do the work this past summer and to allow the lift for the current season

to be used with the promise we would make the required improvements. We also had to add locking devices at both the upper and lower stations of the Incline Elevator. We also had to replace the original radio systems in the Incline Elevator to help with communications faults we have been having which causes the elevator to stop when communications drop out of communicating between the cabin and the control room. These expenses were \$31K and they were funded by Capital Reserves. Tim asked if there were other needs from the CTSB? There were other requirements the inspector asked about and Greg Hoffman wrote the responses and was able to show the CTSB the additional requirements were not necessary and received a variance because of how the Incline is able to be lowered to allow exit from the cabin. A question of any other possible expenditure on the horizon? The CTSB inspects twice a year and there are always potential changes to the requirements of the CTSB.

Snowcat is running well. Our groomer, Chad will be out of town for a couple days. He has had a difficult time finding other cat drivers when he is not able to drive the cat. He has already worked with 2 operators which he was not confident in their skills, and he let them go.

Check Shenk asked about the Digital Speed Indicator sign and how many are installed. Bill reported that the Public Works director, Ann Martins, was not supportive of the Pines acquiring their own Digital Speed sign and committed to having Public Works install one. The Road Department Supervisor and Bill reviewed the placement of the sign the town was going to install and decided on the location where the sign is installed. These signs are Solar powered and therefore needed to have limited locations. We installed it so all drivers arriving into the Pines would see it and should get the basic message to reduce their speeds on the neighborhood roadways. We had a bear last summer which had been hit by a vehicle and was mortally injured. The Colorado Department of Wildlife had to come up to euthanize the injured bear after the TOSV Animal Control officers and I located the bear just off Pine Crest and Mt Crest Lane.

Tim had a question from Teddy asking again about when Pine Crest Drive will be re-paved. Bill stated our roads are in good shape and probably will not be paved for a number of years. Bill did contact Ann Martins, The TOSV Public Works Director, and asked the question. She replied the current road standards have Pine Crest Drive listed as a 7 rating. They do not have this road on the schedule to be repaved until it gets to a 9 rating. Then they will see about adding to the schedule. The 2nd question was, does the town salt the roads? The town only uses a Mag Chloride mixture added to the cinders and has not used salt for many years.

5) Review and Approval of Proposed Budget for Calendar year 2025

Steven asked why we had last year not taxes but this year a \$4,600 taxes. This was because we had made money from our bank's interest payments and this was the reason. Steve also asked for a copy of the General Ledger to review. Bill will send it to him and anyone that would like to review. Steve also asked about the Snowmaking line item and why it had increased from previous year. Bill stated the Snowmaking consists of a couple of different areas. One is the charge Snowmass Water and Sanitation charges us for the raw water usage and the 2nd is from our snowmaker team. These guys, depending on weather temperature fluctuations during the time snow is being made, have to break down all the hoses and the pump when it get too warm to make snow during the daytime these past couple of years. To break down they must empty the 4-6 sections of 50' 2 1/2" fire type hose, then roll it up and take to their shop so it does not freeze while sitting in the snow. They also must drain the snow gun, so it doesn't cause issues when restating the snow making. Then they must return once the temperatures go down into the freezing temperatures and reattach the hoses to the pump and snow gun and restart the process thru the night. They must be around the area to adjust the gun as temperatures change throughout the snow making process during the night or daytime. The past couple of years we have had this happen more frequently than in the past with warmer days occurring. We try to start making snow in the 1st week of December if temperatures cooperate, so we can open at the same time the Two Creeks lift opens. Sometimes we have not been able to open for a few days after Two

Creeks opens. Once the snow has been made it needs to finish with the help of freezing temperatures for a couple of days before we can push it around to cover the area it was made for.

- 6) **Homeowner's Directory** – Bill has included a question in the documentation for the Annual Meeting to owners, asking if they would allow their contact information to be published in a Distributable Directory for the Pines. He has the names of members of the association which would like to be included in the list and will put something together to be shared.

7) **Directors Comments**

- 8) **Non-agenda business** - Open discussion – Gary Rosenthal lot #12 noticed an article to Tax Vacant Homes in Colorado and is concerned and would like this to be a community wide concern. (Article included)

- 9) **Next Year's Annual Meeting date:** – Sunday December 28th, 2025,
3:00 & 4:00p,

10) **Adjournment**