

# **The Pines – East Village Homeowners Association**

## **2024 Spring Board of Directors Meeting – Agenda**

**Date:** April 14<sup>th</sup>, 2024

### **Zoom Meeting Information**

<https://us02web.zoom.us/j/83502181008?pwd=VjJPaGxVUGkzc1N4ZzU4NThjNDVxZz09>

Meeting ID: 835 0218 1008

Passcode: 216799

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Bill Boineau is inviting you to a scheduled Zoom meeting.

- 1) Board Members Present: Pres.-Tim Lindenfelser, V.P.-Chuck Shenk, Treas-Alan Roth, Directors Teddy Bakalarz and Steven Vick,
- 2) Others in Attendance: Association Member Bobby Ruiz, Owner Lot 21 since May 2021, he has been approached by a few association directors to ask if he would volunteer to replace retired director John Zrno on the board. Association Manager Bill Boineau
- 3) - Discussion with Bobby from directors, Bobby purchased home in Aspen 5 years ago and made Roaring Fork Valley a permanent home. Then they sold the Aspen home 3 years ago and moved to the Pines. Mostly full time and vacation in Snowmass. Have family business in Tuscan which owns 1800 apartment building which his father started 47 years ago. Bobby informed the board, John Zrno, Pines Owner and past director died in January. The board expressed sadness in response to the news. John was a great association member assisting the association for many years with his experiences and leadership. He will be missed by our membership. Tim Lindenfelser asked what does the association need to do to bring Bobby Ruiz onto the board of directors? Association manager Bill Boineau stated the board has the ability to appoint new directors from time to time. The term for Bobby should be a 3-year term. The board should make a motion to appoint Bobby to the board. Teddy Bakalarz made the motion to accept Mr. Ruiz to the

board and Al Roth 2<sup>nd</sup> the motion. All members voted in favor of the motion and Mr. Ruiz was officially appointed as a board member.

- 4) Minutes from previous meeting had been sent out appeared to be from an previous year's set of minutes.
- 5) Discussion of Past Winter/Spring season – Need to add higher fencing (6') and replacement of broken fence posts because of State Tramway Inspector. Also need to replace antennas in Incline Elevator to reduce the loss of signal for cabin computers. (\$ approximately \$12K). These changes are requirements of the State of Colorado Tramway Safety Board as they review their policies annually. We have to adhere to the new standards if we are not allowed a variance from the Tramway Safety board. Variances are sent in by our VP of Lift's manager and Snowmass Ski Co employee Lift Manager, Greg Hoffman. Teddy asked how the lifts were being used and does the association pay costs to run the lifts if the Two Creeks area is not open. Bill explained the association pays the ski company when our lifts are open, time and materials to ski company, plus 20% management fee. Tim asked if the amount of snow under the bridges was less than previous years. Bill explain the groomers had pulled as much snow from the trails and placed under the bridges and also the groomers are told when the town plows the roads and has built a rim of snow along the bridge rails they go out with a Bobcat and pickup the rimmed snow and push/ drop over the railings to add some snow to the areas under the bridges. This is also a concern if there is a large amount of cinders on the road and I don't want the cinders to be a problem on the trails. The bridges also radiate heat from the structure and reduces the snow volume under the bridges. We will continue to keep as much snow as possible under the bridges. Teddy also stats the groomers sometime have not groomed the accessory trails coming from a few properties and meeting up with the mail trails. These trails t get thick and heavy after a number of snowfalls without being groomed, also he has had problems when the town has plowed the roads and the groomer has not addressed the berms by cutting down the rims to allow a skier to get onto the trails to depart for a day on the hills or returning home. Bill will discuss this with the groomers. Al asked about the lower Poma was not working and he had to walk up the trail and was not notified. If the lift is not working, he would like a sign at the halfway point to tell skiers the lift is out of service and to not walk down to the lift to then have to walk up the entire lift line to get to the Two Creeks lift. Bill will see about getting a sign made so assist with informing the skiers of a temporary outage. Bobby Ruiz brought up the concern of people from outside the Pines using the dumpsters and maybe we should change the combination locks annually. Bill explained the Pines dumpster has many users along with property managers for homes in the Pines which also have other properties from outside the Pines. These property managers have been told to not bring trash from other properties outside of the Pines. Bill has one into the dumpsters to find some of these properties trash and will either send a letter to the owners on the packages to tell them to stop having their trash dumped in our trash

bins by their property manager or they will face fines for having their trash in our bins. Bill has also sent these people letters stating they are being sent a bill of \$100.00 for their trash in our dumpsters. Bill has not seen a invoice ever being paid but it has helped reduce the amount of trash from outside the Pines. This continues to be a concern, Bill explained if we were to change the combination locks annually, we would have several people which will just drop the trash bags outside the dumpster shed when they cannot get into the dumpster. We have tried a number of different methods to better manage this, and it has been reduced the number of issues over time. The town's trash team does not pick up items which are hazardous for trash and the association must reimburse Bill when he has to take these items not the landfill to be disposed of. Items which are not taken to the dump by the trash teams are: Bucket's/pails of paint, Tires, Oil, in any container, florescent light bulbs, electronics, any home appliances, Construction Materials.

- 6) **Financial Reports: Attached 2023 Full Fiscal year and 2024 to date, P&L, Balance Sheet, Check Registers** – Tim Lindenfelser asked what the interest was we made this year, Alan Roth stated that we made 10k in interest this year. We are maintaining a good budget. We will have some large expenses regarding the Incline Elevator. Tim asked who is the CMZ contractor? This is our grooming company and the maintenance we need from time to time.
- 7) Non-agenda business - Open discussion -Alan, asked if we have any problems with the new rental regulations enacted. Bill stated no problems have been raised. Teddy asked how the banking accounts are protected, and Tim stated the bank is managing this and we do not have problems with the Alpine Bank practices. Teddy asked if there is any new remodels happening and Bill stated there are a few projects but no new projects on the horizon. Tim brought up the private roads and the project to resurface the private road will be done this spring. The other roads which are privately owned by the owners on those roads are Pine Crest Lane, Slopeside Lane.
- 8) The date for the annual meeting is December 28<sup>th</sup> and will be held at Mr. Steven Vick's home at 410 Pine Crest Drive. Bill will provide some refreshments for attendees.
- 9) Next BOD Meeting date: September 4<sup>th</sup> via Zoom