

The Pines – East Village Homeowners Association

2025 Spring Board of Directors Meeting – Minutes

Date: April 3rd, 2025, 5:00pm

Zoom Meeting Information

Meeting ID: 861 0099 8988

Passcode: 081802

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- 1) Board Members Present: Tim Lindenfelser, Charles Shenk, Alan Roth, Steven Vick and Robert Ruiz
 - 2) Others in Attendance: Bill Boineau
 - 3) Minutes from December 28, 2024, Motion made to approve by Tim Lindenfelser 2nd by Steven Vick, all voted in favor.
 - 4) Discussion of past Winter Season:
 - a) Bill has put together a spreadsheet of owners wanting to be listed in an HOA Membership contact list. He has about 18 positive responses and was wondering how the directors wanted the list distributed.
 - b) The radio system in the Incline Elevator was upgraded this past summer and it seems to have corrected the communications issues which stalled the Elevator from time to time. Leitner Poma engineers had been working on trying to understand the causes and decided the faults most likely were from the original communications system.
 - c) The Snowcat operator, Chad, called me to let us know the snow on the trails have melted the amount of snow with all the warmer temperatures sooner than usual and he had started picking up dirt along some of the trails which he had been able to groom until recently. The snowcat is sitting in an area surrounded by dirt, and he has been tracking dirt from the staging area and the ski company is not wanting him to take the machine out because it has been causing their trail to Two Creeks to be exposed to the dirt which has caused issues for them. I've told Chad to stop grooming to allow us to stay open as long as possible for the ski season. Under some of the lower bridges have been

heating the areas around them because they absorb the sun and then radiate the warmth to the snow below and around them.

- 5) Signage for trails Most of the signs on the ski trails are in need of replacement, from the Association's 4 major ski trails, Summer, Autumn, Spring and Summer. Also the small informational signs, No Dogs on trails, no walking on trails and others have been sun bleached and need to be replaced. Tom O'Connor was the sign person and has left the remaining signs he has with Bill. Bill will look into replacing the large signs for the trails which identify the lot numbers for owners and guests to reference if they don't know how to ski to where they are staying. Bill will get a quote from Fast Signs in Grand Junction to replace the original and faded signs throughout the trails of the Pines.
- 6) Wildfire Mitigation Discussion _ Mike UnCapher from Western Vegetative Management, phone # 970-618-2567, has been working with the association to reduce the fire load of standing dead and fallen timbers throughout the Pines for a number of years. Christien Lindenfelser has been hiking the trails throughout the Pines and surrounding areas and has observed additional areas which should be added to our program of reduction of fuel loads. Tim and Christine had the fire department out to review their property and give suggestions on how to improve their fire protection. Tim thinks all homeowners should have their property reviewed as he has. Tim reported on the information he received in areas of concern the fire inspector shared. Having Spruce tree's limbs trimmed up to 4-5 feet from the ground and remove any dead limbs, no combustible within 5 feet of the home, having a Class A roof, clearing gutters and other general maintenance. He is going to have Mike UnCapher come out to give him a bid on areas of concern, clearing out thick stands of brush and trees. Tim asked if Mike had gone into the area above the Incline Elevator and cleared out any of the dead wood in that area. No, he had only gone along the ski trails where his team come cut and drag out the dead woods to the trails and then chip and spread the chips. Tim suggested the association have Mike come up and give us a quote to cleanup this area. Bill asked who wants to be on the Fire Committee? Right now It's Tim and Teddy. Always looking for input from all. Chuck asked if

there are any areas of no homes or areas that Mike cleared out before that may need to be reviewed. This will be a continuing program to remove dead fall and standing dead trees as the time and funds permit.

- 7) Summer Members Picnic – Saturday July 5th We will have a caterer supply the food after Bill finds a location, Sara, Christine and Jodi Rich are on the committee. Bill will send out a notification to the members of the association to announce the summer gathering.
- 8) Non-agenda business: Roads were reviewed this last year by the Town Public works department and reported to Bill the Pines roads are in a numerical rating of 7 and they don't do any major work until the road inspection comes in at 9. This is reviewed annually. Bobby Ruiz said he thinks the digital speed sign has helped slow the vehicles driving past his home and was wondering why the Public Works director was reluctant to allow anyone other than the town to purchase these digital speed signs. Anne Martins, the Public works director felt this is the Town's responsibility and she doesn't want multiple signs throughout the community which may happen if everyone that feels the speeds are too fast past their home and goes out and installs these devices at their home.
- 9) The date for the annual meeting is Sunday December 28th 2025
Location to be determined...
- 10) Next BOD Meeting date: Wednesday September 3 at 4:00pm.
- 11) Directors Comments: Transition the Directors to different board seats.
Alan will transition to President and Steven Vick will be treasurer.
Chuck will stay as VP.