

Trappers Ridge Homeowners Association Board Meeting Minutes

Meeting date: February 22, 2018

Meeting time: 2:00 p.m. MST

Meeting place: Trappers Ridge Clubhouse

Board Members Present: Russ Watts, Don Stefanik, Betsy Jennings, Phil Coleman, Neil Drew

Golden Aspen LLC Management Team Present: Don Stefanik, Diane Stefanik

4 Homeowners were present.

CALL TO ORDER

The meeting was called to order at 2:10 p.m. by Don Stefanik. Copies of the agenda (CAP headings in minutes) were made available to the board as well as to the homeowners present.

APPROVAL OF PAST MEETING MINUTES

Board Members approved the meeting minutes from the December 13, 2017, Board Meeting.

MANAGEMENT UPDATE

In January 2018, Blue Collar billed 55 hours for pruning. Most of this was done on the crab apple trees damaged by blight.

TREASURER'S REPORT

Betsy Jennings gave the Treasurer's report. YTD total income is \$81,005 and YTD Expenses are \$43,606.46. All 1st Quarter assessments have been paid based on the 2017 assessment amounts. Homeowners have until March 31, 2018, to pay the 1st quarter difference between the 2017 assessment and the 2018 assessment.

ELECTION OF OFFICERS

A motion was made, seconded and approved to fill the board offices as follows:

- President: Don Stefanik
- Vice-President: Phil Coleman
- Treasurer: Neil Drew
- Secretary: Betsy Jennings
- Member at Large: Russ Watts

CALENDAR

- INTRODUCTORY SESSION/ORIENTATION FOR NEW BOARD MEMBERS: Board Members will agree on a satisfactory date after the meeting.

- QUARTERLY BOARD MEETINGS: Quarterly Board meetings were tentatively scheduled for the third Thursday of the first month of each quarter. It is understood that additional meetings may be scheduled depending on the needs of the association.
 - 2nd Quarter meeting: Thursday, April 19, 2018, at 1:00 p.m.
 - 3rd Quarter meeting: Thursday, July 19, 2018, at 1:00 p.m.
 - 4th Quarter meeting: Thursday, October 18, 2018, at 1:00 p.m.
- CC&R AMENDMENT WORK SESSIONS will be scheduled as needed.

RESERVE FUND ANALYSIS:

The board discussed the items slated for replacement in 2018.

- Pool Furniture: In order to get the chairs by Memorial Day, the board authorized Don Stefanik to research and order replacement furniture which is similar to what we currently have: mesh lounge chairs without cushions. We need 18 chairs. We should be able to get another year of use from the lounge chairs with cushions.
- Pool Equipment/pump and heater: Normally these items would not be replaced until they break. Don will speak with Drew Johnson to get his opinion on their status, whether or not any additional preventive maintenance should be done, and find out how long it will take to replace them when they break.
- Clubhouse floor: Russ Watts will provide options, time involved and cost for upgrading and/or refinishing the floor. This would have to happen when the pool is closed for the season.
- Mailbox replacement is not scheduled until 2021, however, because of the condition of the packages section, it will have to be moved up. Don received a confusing estimate for the boxes which needs clarification. Don will follow up on this. In addition, we will have to find a qualified installer. Don and Russ will work together to firm up cost estimates for materials and labor.
- Bark: Don Stefanik will get an estimate from Blue Collar to replace the bark for approximately 1/5th of the common area beds.
- Trails: The trails need road base. Don Stefanik will get Blue Collar to give us an estimate for materials and labor for trail maintenance.
- Clubhouse pond: In 2017, the board worked with neighboring owners and discussed options for improving the pond behind the clubhouse. Estimates were very high (\$40,000 just for filling the pond in), and the idea was dropped. Don will check with Blue Collar to find out what work needs to be done to maintain the pond.
- Other items slated for 2018 replacement include interior painting, exercise equipment, and clubhouse furniture. The board will evaluate options at future meetings. The large TV in the great room of the clubhouse has been replaced, and the smaller tv in the exercise room is slated for replacement. Many thanks to Neil Drew, Don Harder, and Marc Pierce for providing the know-how and muscle to complete these projects for us. Don and Diane Stefanik are donating the exercise room tv.

INSURANCE

Insurance coverage for an HOA is more than just property insurance and is mandated by state laws and our CC&Rs. Don Stefanik has obtained estimates from 2 insurance agencies and will get one more so that the board can make an informed decision. Our current HOA policy renews in June 2018.

WEBSITE

The 3 member board spoke with Cindy Conlin, one of our homeowners about developing a website for Trappers Ridge. Cindy's company has successfully worked on the website for The Community Foundation of Ogden Valley and she is highly recommended. Betsy Jennings agreed to speak with Cindy about the website contents and to get a summary of her proposal ready for the 2nd quarter board meeting.

NEW CC&RS AND BYLAWS

The new board members will be briefed on the documents at their Orientation Session.

NEW BUSINESS

There was no new business.

HOMEOWNER INPUT

A homeowner thanked the new members of the board, Neil Drew and Phil Coleman for volunteering to serve on the board.

Is there a calendar available which lets owners know when the clubhouse is reserved for special events? Currently, there is not, but the board can post one on the clubhouse bulletin board. This can also be included on the Trappers Ridge website, should we develop one.

What is the status of the water features in the Big Piney/Phase 5 area? The heavy work of replacing pumps and catch basins was done last fall. Completion is scheduled for this spring as weather permits.

ADJOURN

The meeting was adjourned at 3:20 p.m.