



TALL PINES CONDOMINIUM ASSOCIATION, INC.

Minutes of January 10th, 2024 Board Meeting

CALL TO ORDER – 6:00 P.M. at the Clubhouse

1. ROLL CALL

- President, Mary Ann Bennett – present
- VP & Secretary, Debbie Teti – present
- Treasurer, Patty Formosa – present
- Elizabeth Sweeney – LCM Property Manager – present

2. OPEN FORUM

- A. A homeowner had questions concerning the recycle bins and the fence that separates Tall Pines property from Bear Valley Club.

3. APPROVAL OF MINUTES

- A. The Minutes for the November 8th, 2023 Budget Ratification Board meeting were approved.

4. FINANCIAL REPORT – as of December 31, 2023

- A. Total - \$226,690.75
- B. Operating „- \$106,701.06
- C. Reserves - \$119,989.69

5. MANAGER REPORT

- A. Invoices HOA paid for owner caused damage- all have been charged to owner accounts
- B. Newsletters will be emailed and posted on the Tallpineshoa.net website only.
- C. Window replacement approval.
- D. Several owners questioned the assessment increase: did not read the budget mailer.
- E. Clubhouse Fire Safety Inspection postponed. Rescheduled to 1/11
- F. Email Notice sent to all residents to protect your pipes from freezing in the coming cold temps.
- G. Current email addresses are needed for some residents/owners for emergency notifications.

6. EVENT REPORT

- A. Sunday, February 18th the Soup’s On lunch will be held at the clubhouse. It is posted on the website.
- B. All events will be posted on the Tall Pines website.

7. OLD BUSINESS

- A. Contracts are being compared for landscaping and the Board will decide after obtaining more information.

8. NEW BUSINESS

- A. Rocky Mountain Steel (RMS) proposal for excavating the ground surrounding the units with water seeping into their basements during the deluge of rain. The Board is considering all options.
- B. Mark Bybee, Crime Prevention Deputy, is looking into another grant for Tall Pines to help with crime prevention. The Board will be working with him on that possibility.
- C. Amy Wagner has been appointed to the Board of Directors.

9. ADJOURNMENT – The regular Board meeting was dismissed at 6:46 PM and immediately went to Executive Session.

10. EXECUTIVE SESSION – This session was held for the purpose of discussing a late fee account.

Adjournment – 7:00 PM

NEXT MEETING – March 13, 2024 6:00 PM

Submitted by Debbie Teti, Secretary