

Silver Bow Owners Association

QUARTERLY MEETING –WEDNESDAY, MAY 17, 2017, @ 1:00 PM
HAMMOND PROPERTY MANAGEMENT CONFERENCE ROOM

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 1:01 p.m.

The following Board members were in attendance in person: Kirk Dige, Al Malinowski, Lisa Prugh, and Ken Cummings. Joe Woodmansee and Barbara Bozman-Moss were in attendance via conference call. Boyd Teegarden was absent.

Also in attendance were Scott Hammond, Jeff Malinowski, Dustin Long, and Katie Coleman from Hammond Property Management (HPM).

Approval of the 02/22/2017 Board Meeting Minutes

A motion was made to approve the minutes with corrections. The motion was seconded and carried.

Treasurer's Report

Malinowski presented the Treasurer's Report.

A motion was made to accept the check register for February 22, 2017 through May 16, 2017. The motion was seconded and carried.

Manager's Report

Long presented the manager's report (attached) and focused on the highlights over the past quarter.

Old Business

Bird Deterrence- Dige presented an update and stated that the HOA received a bid to install deterrent on the obvious peaks on all the buildings for \$12,000. Long noted that there will be some experimenting with the less expensive options. The goal is to find the right application for the right areas and remain within the budget of \$4,000.

Pet Amendment Committee Update- Coleman reported that the amended document from K. Brown needs to be signed. Dige will sign and have the document recorded at the County Courthouse by a title company.

Landscape Committee Report- Hammond reported that Pat Dillon will be doing the landscape maintenance again this year. There was a discussion on the tree planting and it was reported that the new trees have been ordered.

Garbage Enclosures- Dige proposed reducing the number of dumpsters from 6 to 3, but with an increased total capacity of ½ yard to 10 yards total and service weekly. The proposal also included

upgrading the enclosure doors but there were no bids presented at meeting time. Two enclosures would be removed and the enclosure nearest the pool building could be kept for locked storage.

A motion was made to approve the garbage enclosure committee proposal as presented. The motion was seconded and carried.

Deck Engineering Proposal – Tabled.

New Business

GIS/Silver Bow Address Updates- Prugh reported that the Gallatin County GIS has insisted that the parking areas at SBHOA be renamed with street names. A discussion was held and it was determined that Prugh will continue to pursue what the options are for the HOA.

Pool Contract- A discussion was held and it was determined that HPM will put out an RFP for the pool contract and obtain at least two bids due by July 1st to be reviewed at the budget meeting in July.

Deck Construction Approval for Units 19 & 20- A discussion was held regarding the reconstruction of decks at both units 19 & 20. Detailed plans were submitted by Kerin and Associates. The upper deck, unit 19, will reconstruct with the same footprint while eliminating some posts. Unit 20, the ground level deck, would like to install a concrete pad and change/expand the current footprint. The owners of both units have been communicating and are in approval of each other's plans.

A motion was made to approve the deck engineering proposal for the decks of units 19 and 20 as presented subject to repairing any damage to landscaping, irrigation, or any other common element created during the process. The motion was seconded and carried.

Flood Plain Map- Dige reported that the FEMA Flood Plain Map includes 15 square feet of Unit 15. This means that anyone in that building that finances or refinances needs to have flood insurance and/or the HOA needs to obtain flood insurance coverage. Dige believes this is an HOA issue because it involves the exterior elements of the building which are General Common Elements. However, the FEMA Flood Plain Map is clearly inaccurate. Dige will go through the LOMA (Letter of Map Amendment) process to amend the Flood Plain Map. It involves providing an elevation map after conducting a survey of the property. Dige will come back to the BOD when he has a proposal for the survey.

Rules and Regulations- A discussion was held and it was determined that the rules and regulations need to be revised to reflect the correct HOA Account Manager and the Pet Amendment. Dige would also like to have them sent out to the membership and have owners and renters sign the signature page. A discussion was held on parking regarding a 10-person van associated with the owners of Unit 47.

Unit 5 and 6 Plumbing Issue- A discussion was held regarding a failure of the main gate valve repair needed at these two units. It was determined that this is a Limited Common Element. The repair will be facilitated by HPM and billed according to square footage between the two owners.

Adjournment

A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 3:05p.m.