

Silver Bow Owners Association

**QUARTERLY MEETING –WEDNESDAY, JULY 25, 2018, @ 1:00 PM
HAMMOND PROPERTY MANAGEMENT CONFERENCE ROOM**

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 1:00 p.m.

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

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

Approval of the 5/16/2018 Board Meeting Minutes

A motion was made to approve the minutes from the 5/16/18 BOD meeting as written. The motion was seconded and carried.

Treasurer's Report

Halmes presented the treasurer's report stating that outside of pool maintenance and repairs being over budget, the budget is on track. Long will discuss this overage in the Manager's Report. Halmes updated the group regarding A/R aging, stating two unit owners have responded and she will be reaching out to three other unit owners again. She did not feel that the outstanding balances were unusual compared to past reports.

A motion was made to accept the check register from May 15, 2018 through July 25, 2018. The motion was seconded and carried.

Manager's Report

Long presented the manager's report, focusing on highlights over the past few months. He stated that a new boiler was installed for the hot tub, a bid has been obtained to stain the pool fence this summer, new mulch has been ordered to spruce up the beds around campus, the pool building showers were mitigated for mold and painted and Mountain Home Technologies has been engaged to create a comprehensive plan for the exterior electrical project. Regarding the overages in the budget line item for pool building maintenance, Long stated that numerous unforeseen significant repairs were needed.

New Business

2018/19 Budget- Halmes presented the proposed budget for discussion.

A motion was made to increase the total budget from \$275,000 to \$282,000 representing an increase of approximately 2.5%. The motion was seconded and carried.

2018 Annual Meeting Details- Dige will work with Knaub & Co. and Coleman to finalize and distribute annual meeting documents.

Pet Issues- A discussion was held regarding individuals not picking up waste after their pets. The group decided not to assess fines at this time due to the lack of a system of proof.

Old Business

Original Decks Needing Replacement – Coleman updated the group on responses from owners and will follow up with owners per BOD direction.

Parking Lot Sign Update – Coleman presented the proofs and costs for the signs with unit numbers for each parking lot. A few edits were made and Coleman will proceed with ordering. Long and Cummings will determine the exact sign locations.

Rules and Regulations – There was no update on this matter.

Walkways – Dige stated that this is a large project and that a committee should be formed. Dige, Halmes Cummings, Bozman-Moss and Woodmansee will ultimately develop a campus wide plan.

Old Cable Update – A discussion was held, and it was determined that telephone and television cables are owned by individual unit owners with their respective service contracts. Therefore, removal and/or upkeep was deemed to be an owner responsibility and the BOD will get involved only as needed.

Landscape Committee Report– It was stated that rather than planting new trees this year, a significant pruning effort would be made before winter to take down overgrowth. Boyd will conduct a walkthrough to identify areas of need.

Correspondence

There was no correspondence from owners to share.

Adjournment

A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 2:46 p.m.