

Silver Bow Owners Association

**QUARTERLY MEETING –WEDNESDAY, JULY 24, 2019, @ 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, Lou Halmes, Lisa Prugh, Joe Woodmansee, Ken Cummings, and Boyd Teegarden (phone). Barbara Bozman-Moss was absent.

Also, in attendance were Scott Hammond and Katie Coleman from Hammond Property Management (HPM) and owner of Unit 70, Tim Thompson.

Approval of the 5/22/2019 Board Meeting Minutes

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

Treasurer's Report

Halmes presented the Treasurer's Report beginning with the check register and stated there was no unusual activity. She also stated that due to the timing of the report, A/R was not an accurate reflection.

A motion was made to accept the check register for May 16, 2019 through June 11, 2019. The motion was seconded and carried.

Manager's Report

Hammond presented the manager's report as submitted. A few units were discussed as having excessive amounts of storage on both general and limited common areas. Hammond will work with Dige on addressing these units.

New Business

Unit 70 Owner Request – Tim Thompson presented a BOD approved project from 1996 with which the family would like to proceed. A discussion was held regarding the feasibility of the project as appropriate measures were not taken by the BOD in 1996 and the Governing Documents do not allow Unit boundary changes without an Amendment to the Declaration, therefore the approval is in question. The BOD asked for more information in order to consider the project.

2019/20 Proposed Budget- The group reviewed the preliminary budget, reflecting a 4.61% increase. Hammond stated an increase in labor costs was the primary cause for the increase.

A motion was made to accept the budget as presented and to present the budget for approval at the Annual Meeting. The motion was seconded and carried.

Annual Meeting Preparation- The annual meeting packet will be sent via email to the membership and USPS to those who haven't provided an email address to management.

Tree Trimming/Unit 17 Communication- A discussion was held regarding communications from the owners of Units 16 and 17 and the trimming of the tree between the units. It was determined that the reason for trimming was deterioration of the structure the limbs were resting upon and the removal of dead limbs. Dige will respond to the Unit owners on behalf of the Board.

Old Business

Deck Replacement Update

Unit 47- Deck is finished. Communication needs to be sent to Unit 47 owners to finish repairs to the Unit 46 deck and to clean up general and limited common elements.

Units 16 and 26- Grass is coming back.

All other approved decks are completed.

Lighting and Electrical Project Report- It was determined that this item should be removed from the agenda as the project has been completed aside from one fall project.

Rules and Regulations Committee- (Dige/Woodmansee) Tabled.

Walkways Committee- (Prugh/Halmes/Dige/Woodmansee/Bozman-Moss) The committee conducted a walk around and did not find any impending issues. Owners may make requests to install or upgrade walkways at their expense. Prugh will investigate the laws on residential requirements for ADA accessible sidewalks.

Landscape Committee- (Teegarden/Prugh/Halmes) A discussion was held and it was determined that there was nothing specific needed this season.

Correspondence- There was no correspondence to discuss.

Adjournment

A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 2:51p.m.