



Silver Bow Owners' Association
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Quarterly Meeting – October 14, 2010 @ 5:30 pm
ERA Office Conference Room

I. Call to Order

The meeting was called to order at 6:30 pm by Kirk Dige.

In attendance were the following: Kirk Dige, Tom Angstman, Al Malinowski, Kelly Fried, Derek Leonard, Lisa Prugh, Scott Hammond, Steve DiTullio, and Alison Gregory.

Buzzy Vick, owner of unit # 48, was also present at the meeting to express her thoughts regarding the governing documents.

II. Approval of 2010 Annual Meeting Minutes (9/3/2010) and Mailing

The BOD needs more time to review the annual meeting minutes. Mr. Dige asked that all the BOD members review the minutes and send comments/corrections to Ms. Gregory at HPM. Once all members have sent final comments, HPM will mail them to the ownership.

The BOD asked HPM if there was a better, more efficient method of posting the minutes rather than mailing them. Mr. Hammond and Ms. Gregory explained HPM's new website will allow minutes to be posted. Then, owners can view the minutes online. The website is currently in the final stages of being completed. Upon completion, HPM will post the minutes for Silver Bow. Then, HPM will inform the owners of the website and availability to see the minutes via a letter. The BOD also suggested that HPM contact the accountants and have a memo posted on the next quarterly mailing.

III. Election of Board Positions

The following is a list of the Board of Directors and their positions:

- 1) Kirk Dige-President
- 2) Tom Angstman-Vice President
- 3) Al Malinowski-Treasurer
- 4) Kelly Fried-Director
- 5) Lisa Prugh-Director
- 6) Derek Leonard-Director

Mr. Fried made a motion to elect the positions as stated above. Mr. Angstman seconded the motion. All in favor; motion passed.

IV. Treasurer's Report

Mr. Malinowski stated there was no treasurer's report to discuss at this time. He will have a treasurer's report at the next BOD meeting. The next BOD meeting is scheduled for Thursday, February 10, 2010 at 5:30 pm.

Discussion regarding unpaid dues and use of laundry/pool facilities took place. For owners that have unpaid dues, services such as laundry use and pool facilities will not be available. The BOD all agreed to authorize Mr. Malinowski to make delinquent owners locked out from laundry and pool facilities.

HPM is currently updating the code system and will be mailing out new codes to all owners upon completion of this project. The new codes will be given to all owners! Until further notice, please continue using your current code. The times for the clubhouse will also be updated and will allow access from 6:00 am to 10:00 pm.

V. Old Business

a. Roofing Plan/Estimate and Future Budgeting

Mr. Hammond thinks it is necessary to get a professional, licensed contractor to estimate the roof life cycle before getting bids. The BOD agreed and asked Mr. Hammond to get the estimated roof life cycle. Mr. Hammond will work with Andy Dreisbach of Cornerstone Management, Inc. Mr. Hammond will bring to the BOD meeting in February the report on the life cycle of the roofs founded by Cornerstone Management. Upon those findings and discussion at the February BOD meeting, the BOD can then discuss options and financial planning for the roofs at Silver Bow.

b. Gallatin Water Works (Sprinkler Repair Bills)

Doug, with Gallatin Water Works, has not been paid for work completed. This is because the Association has not yet been paid by Northwestern Energy and 3 Rivers, who are both responsible for the work Doug completed. The BOD would like to take care of Doug and get him paid. Then, once the Association receives the monies due from Northwestern Energy and 3 Rivers, it will go to the Association since Doug has been issued a check from the Association. Mr. Angstman made a motion to pay Doug with Gallatin Water Works the money owed to him by NWE and 3 Rivers. Mr. Fried seconded the motion. All in favor; motion passed.

c. Individual Hot Tubs Policy

There has been a request from an owner to install a hot tub at their condo. After much discussion, the BOD has mixed feelings and concerns with allowing individuals to have hot tubs. Therefore, the BOD would like to see the criteria the owner can provide the BOD regarding installing a hot tub. Mr. Dige will contact the owner and ask them to put together a proposal, including information such as the hot tub company, electrician, etc., and then send it to Mr. Dige. Then, at the February BOD meeting, Mr. Dige will present this proposal to the BOD for discussion.

VI. New Business

a. Governing Document Preparation (language for pets; deck maintenance; square footage assessments)

i. Plan for Mail Out

ii. Board Letter to Accompany

Discussion took place among the BOD in revising the governing documents for Silver Bow. The BOD went through each page of the governing documents to finalize language. Several edits were made. Mr. Angstman will go through the changes made with the attorney overlooking the governing documents.

The biggest discussion regarding the governing documents was the pet section. An owner, Buzzy Vick (28), came to the meeting to express her concerns with pets at Silver Bow and be a voice for those owners who could not attend the meeting. After much discussion among the BOD, the language will read in the governing documents to not allow renters to have pets. Mr. Malinowski offered to put together some language and will email the BOD for approval of that language. Then, Mr. Angstman will forward to the attorney for final review.

Also changing in the governing documents will be how the units are assessed. Moving forward, there will be one vote per unit. Ms. Gregory also took notes on all changes and will work with Mr. Angstman and the attorney.

Mr. Dige will work with Mr. Angstman on the Board letter accompanying the governing documents to the ownership. Once the governing documents have had a final review from the attorney, the BOD will work with HPM on the mail out.

b. Snow Plowing and Snow Shoveling Contract Approval

Grizzly Snow Removal will be plowing the Silver Bow complex this winter. HPM will also be at the complex snow shoveling. Mr. Hammond explained that the HPM crew will come upon two inches of snowfall and will come between the hours of 6:00-9:00 am. Mr. Hammond explained that the snow plowing contract from Grizzly Snow Removal is \$2,000 less than last year's contract. Mr. Hammond is excited to have the HPM crew taking care of the Association's shoveling needs this year.

Mr. Dige made a motion to approve the Grizzly Snow Removal bid of \$4,200 and to also approve the HPM shoveling bid of \$11,500. Mr. Fried seconded the motion. All in favor; motion passed.

c. Tree Planting Plan

Mr. Hammond agreed to get estimates on planting trees and will bring estimates to the February BOD meeting. At that time, Mr. Hammond would like the BOD to establish a committee of a couple of people willing to help decide where trees should be planted throughout the campus.

The BOD commented that owners can plant their own trees but need to get approval first from the BOD. If any owner is interested, please send proposal to HPM, and HPM will forward to the BOD for approval.

VII. Correspondence

a. Email from Owner #22 regarding Firewood

Tom Swendseid, son of the owner of #22, sent an email to HPM requesting the BOD to reconsider the Association supplying wood for the owners. He just expressed what a nice benefit it was and would love to see wood supplied again. The BOD thanked Tom for his email to HPM and appreciate his request. The BOD has discussed this matter over and over again. At this time and until further notice, the Association will not be providing wood for the complex. They apologized for any inconvenience this may cause.

b. Satellite Dish Placement Complaint (Hansen #25)

Ms. Hansen, owner of #25, contacted HPM and had a request that the BOD take a look at the larger satellite dish attached near her satellite dish. She would like the dish placed in a different area if possible because it is blocking her view. The BOD did a walk around prior to the BOD meeting and observed the satellite dishes in at unit #25. They did see the larger dish but saw no necessity in moving the dish and the dish size is acceptable. They did not see where it blocked the visibility of #25's window. At this time no action will be taken. The BOD thanked Ms. Hansen for her understanding.

c. Swallow Issues (Six #54 and Turlington #57)

Ms. Turlington has had swallow issues in her condo in previous springs. At this point, Ms. Turlington has been taken care of, and the BOD/HPM will monitor her condo spring 2011 to ensure swallows have not nested at her condo again.

Another swallow issue was at condo #54 in the spring of 2009. The prior management company did their best to relocate swallow nests. Mr. Six had some interior damage on his kitchen wall due to the previous management company power washing the outside of his condo after the swallow nests were relocated. Therefore, the BOD approved for the Association to pay for the repainting of the interior wall in his kitchen. Mr. Malinowski made a motion to have HPM hire a painter to paint the interior areas damaged if less than \$500. Mr. Fried seconded the motion. All in favor; motion passed. HPM agreed to get this taken care of and felt confident the work could be done for under \$500.

There was no other business to discuss.

VIII. Adjournment

Mr. Fried made a motion to adjourn the meeting at 9:45 pm. Mr. Dige seconded the motion. All in favor; meeting was adjourned.