



Annual Owners Meeting
Of
SPC Condominium Association, Inc. ("SPC")
March 12, 2010
9:15 AM – Big Sky Water and Sewer District Building

Minutes

I: Call to Order

The meeting was called to order at 9:15 by Ernie Filice and seconded by Jim Hammelman. Quorum was established with 23 proxies received and 14 unit owners present at the meeting.

Attendees at the meeting were the following: SPC owners: Ernie Filice (Unit #8); Jim Hammelman (Unit #11); Brad and Donna Fretz (Unit #43); Marty Schuma (Unit #7); Judy Colins (Unit #23); Frank and Cynthia Lawson (Unit #17); Maggie Luchini (Unit #24); Jon Christensen (Unit #25); Frank Alley (Unit #36); Michael and Cynthia Garrity (Unit #37); Bryan Paulson via teleconference (Unit #42); Loretta Backstrom (Unit #44); Steve and Pat Vander Voste (Unit #48); Todd and Stacey Chapman (Unit #55). Attendees from Hammond Property Management, Inc. ("HPM") were: Scott Hammond, Ryan Welch (appointed SPC field representative), and Alison Gregory. Also in attendance was SPC's accountant, Mike Schwarzkopf.

Mr. Filice welcomed all present to please feel freely to ask questions and have open discussion on any topic discussed in the meeting. Mr. Filice stated he is now a full time resident at the complex.

II: Approval of 2009 Annual Meeting Minutes

Mr. Filice made a motion to approve the 2009 Annual Meeting Minutes. Mr. Fretz seconded the motion. All in favor; motion passed.

III: Financial Review (*Please refer to Exhibit I*)

Mr. Schwarzkopf presented the financials for SPC and reported great news on the sale of remaining condos. Unit 36 closed at the end of 2009. Unit 39 just closed February 2010, and unit 46 is under contract. As a result, one unit (#47) remains owned by the developer.

Mr. Schwarzkopf also reported on a few highlights with regards to the financials. SPC has opened a savings account at American Bank. The purpose of this account is to house the reserve money for SPC. The complex currently has one checking account. A separate line item was made for the interest accrued with this account. That line item may be found under revenues.

Mr. Schwarzkopf discussed SPC's reserve fund. At the end of the year for 2009, the fund balance was \$31,312. The total cash position (i.e., reserves and operating funds) as of March 5 was \$51,000.

Mr. Schwarzkopf moved the discussion to the third page of the financials, which highlights the 2009 and 2010 budgets for the complex. Mr. Schwarzkopf explained that SPC was over budget by \$31,032. However, SPC had \$19,000 in assessments and that money was allocated to the exterior treatment of Buildings 1, 2, and the clubhouse. Therefore, the complex reported a deficit of about \$10,000, which was principally due to costs of staining patio dividers, as well as fire suppression system repairs. In moving forward for 2010, the budget was increased and adjusted to better align line item costs with revenues.

As of the end of 2009, SPC did have an operating fund balance surplus of roughly \$7,800. After deducting the \$10,000 mentioned above, SPC ended the year with an operating fund deficit of about \$2,300.

Mr. Schwarzkopf explained that with the recent sell of more units by the developer, SPC has more units paying assessments.

The next item discussed in conjunction with the financials was the \$50,000 line of credit that has been opened at American Bank for SPC. Mr. Hammelman explained that this line of credit will be used for working capital purposes to bridge temporary cash flow shortfalls and is customary for condominium associations. Mr. Filice stated that it is not the Board's intention to consistently draw on the line of credit. He feels that SPC has the cash flow and the expertise in management; and that the Board has done a good job in managing the costs of SPC. The Board has no intention of borrowing; however, the line of credit will be utilized if SPC has temporary shortfall in cash flow.

Mr. Schwarzkopf commented that SPC should not need to draw on the line of credit consistently throughout the year. He also stated that SPC dues were 25 to 30 percent less than some other condominium associations in Big Sky. Mr. Hammond commented that he manages an association that had higher dues and had a Board that was

accustomed to having 8-12 units that were past due. In that regard, SPC was doing well in managing collection of assessments.

Mr. Hammelman noted that of all 53 assessed units, one unit is in arrears in paying assessments. The unit in question has been liened, and the Board will be utilizing all rights and remedies available to SPC to rectify the past due assessments.

Mr. Hammond briefed on the painting project for the complex. Dependable Paint provided SPC with a great bid for this year's painting rotation as well as upcoming years. For 4 buildings this summer (3, 4, 5, and 6), the bid came in at roughly \$10,800 per building. For the next few summers to finish the remaining 6 buildings, the bid came in at roughly \$11,800. As compared to other quotes of \$25,000 per building, Mr. Hammond is very pleased with the bids. Future building rotation will be: in 2011, buildings 8, 9, and 12; in 2012, buildings 7, 10, and 11.

Finally, Mr. Hammelman discussed insurance and associated premiums for the complex. The cost of insurance for the complex remains unchanged at about \$40,000 per year. He commented that, with a second year of no roof leaks, his goal is to drive down insurance premiums for the complex. Mr. Hammelman further reminded the owners that, as required under SPC's Declaration, each owner must maintain at least \$300,000 in liability coverage. For Mr. Hammelman, that costs him roughly \$290 a year.

IV: Manager's Report (*Please refer to Exhibit II*)

Mr. Hammond discussed the manager's report by seasons. Beginning with winter 2009, Mr. Hammond was excited to report that there had been no roof leaks in 2008/2009. He also reported on the good experience he had with working with Boyne, whom allowed us to store snow on their land. He continued with explaining that the ice melt system heat panels on the buildings were having some issues with paint chipping. Registered letters have been sent to Mountain Home Technologies and the original manufacturer. Mr. Hammond believes it is an isolated incident and is well within warranty on getting this problem fixed.

Mr. Hammond moved onto discussing spring/summer 2009 projects completed. Pool repairs that took place included removing the entire tile on the staircase. A "grip" quality plaster replaced the tile. The same work will be done on the hot tub and the floor of the pool summer 2010. Unfortunately, in these extreme temperatures, swimming pools require constant maintenance and repair. In fact, some of the coping work done summer 2009 has cracked. ***The pool should be open by the July 4th weekend for summer 2010.***

Mr. Hammond continued through the report discussing pond work, gutter repairs, and trash monitoring. HPM's field representative, Ryan, has done a great job monitoring the trash and calling Allied for extra pickups when necessary and scaling back when necessary. Mr. Filice asked the owners to monitor the trash area for poachers. It is

important to eliminate poaching from the outside neighborhood. This effort is much appreciated.

Steve Vander Voste (#48) offered many thanks to HPM for continuous watch and pickup around dumpster area.

Mr. Lawson (#17) asked if it was possible to research getting a compactor instead of having a dumpster. He referred to the "Hill Condo's" having a trash compactor, and he was under the impression it worked well. Mr. Filice commented that the cost is high for a compactor and would cost a minimum of \$25,000. The BOD investigated the compactor idea when the Association took over the complex. The cost was higher than the current dumpster system used. The Association's space to house a compactor is limited by areas needed for parking spaces and snow storage that is required by the county. Therefore, the BOD feels the current trash pickup is adequate and that other higher priority projects need to be addressed first.

Ms. Luchini (#24) reminded all present that Big Sky now had a full recycling center (except glass) at the Town Center, next to Bluebird Café. HPM is currently working with Signs & Designs Unlimited in Bozeman to get signs made for the dumpster reminding people they have an option to recycle in Big Sky.

Not listed on the manager's report, Mr. Hammond spoke about the garage door work summer 2009. The garage doors were sandblasted and refinished. The coating/varnish material was removed and a penetrating stain was applied. Mr. Hammond is happy with the work performed. Thanks and appreciation to Mr. Blair Heinke (owner unit#19) for doing the work on the garage doors. Additionally, the privacy fences in the back of the condo's and the front door pole areas were refinished.

As Mr. Hammond continued through the rest of the report, he expressed concern (and seconded by other owners) about the ice buildup at some of the downspout areas at the complex. The BOD has had this project on their list as well. However, further investigation is needed to take place. Mr. Filice also expressed concern and agreed. Essentially, what is happening is that the ice melt system is bringing melted snow in water form to the pavement, directly in front of unit entries. At the point of installation of the roof ice melt system, concerns for this ice melt buildup were acknowledged. Mr. Hammond said adjustments were made to the gutter design at that point to eliminate 3 of the downspouts; however, the 2 that are providing us with the current problem are unavoidable. These areas where the 2 downspouts are located contain no green space to receive the roof water; hence, the ice buildup problem. Mr. Hammond stated that this problem is of the utmost importance and needs immediate attention. Mr. Hammond and Mr. Schuma have discussed tying the downspouts into the storm sewer system and having the water drain into that system. This would require cutting into the asphalt. Mr. Schuma offered to take the lead on this with Mr. Hammond and research all solutions and costs.

Finally, Mr. Hammond discussed HPM's work with the Rules committee and the BOD to review and improve the rules and regulations. A new draft of the rules and regulations will be ready in a couple of weeks. HPM will distribute these new rules to the owners with the Annual Meeting Minutes. HPM will also distribute these new rules to management companies around Big Sky for those owners whose condo's are in rental pools. Attached to the new rules and regulations will be two exhibits. By signing the exhibits, renters/clients agree to abide by the rules and regulations. Management companies will also agree to ensure short term renters understand the rules and regulations. Individual owners who rent their condo's and manage the rental process on their own will also be required to sign the acknowledgement and ensure renters/visitors understand the rules and regulations. ***(Please see Enclosed: New Copy of the SPC Rules and Regulations)***

This ended the discussion of the manager's report. Appreciation and gratitude was given to HPM for all of their efforts and work this past year.

V: Roof Project Update

Mr. Filice commented on the roof project. 2009/2010 has been a light snow winter. The ice melt system has a sensor switch so the ice melt system turns off when the temperature rises to 32 degrees. The Board walked the campus on 3/11/2010 and felt confident in turning off the system. The ice melt system will be turned off to save on utilities/energy bills. The system can be turned on in a moment's notice if need be.

VI: Fiber Optic Cable Update

a) Fiber Optic Cable Update:

3 Rivers has completed the installation of the cable in the complex. The new cable has been connected to the buildings. Wiring the buildings should be completed this summer. This new cable will be for phone/DSL. Cable TV will be added in the near future. 3 Rivers has not yet communicated pricing for their services.

b) Satellite Dish Update

Mr. Fretz discussed the satellite dish update for the complex. He has been researching options of having one dish per building to eliminate the mass number of satellite dishes at each building for each condo. Mr. Fretz has contacted the field supervisor for Direct TV and will be heading up this project. Once he receives direction from the field supervisor as to what actions need to take place to move forward, this project will begin. It is possible adjustments may be necessary by the owners. The BOD is asking that the owners help, if necessary, when their building is affected. Updates will come as they develop.

c) Big Sky Wi-Fi

If any owner is interested and is not satisfied with their DSL service, a new Wi-Fi service is available on any individual owner's basis. If an owner is interested, they can contact Pete Bolane with Net Wave at (406) 995-2694 and/or pete@gonetwave.com.

VII: 2010 Project List/3 Year Plan (*Please Refer to Exhibit III*)

a. Irrigation System Improvements

The complex has several issues with dead trees and areas of lawn. Unfortunately in the summer, Big Sky is put under water restrictions and only 2 hours in the mornings can be devoted to watering lawns/trees. At the complex, all 50 zones cannot be turned on at one time. Only 4 zones can be run at one time. Obviously, two hours is not enough time to run all 50 zones in 4 zone increments. We cannot effectively water the complex with these rotations.

Mr. Christensen (#25) has been gracious enough to take this project upon himself and has researched the irrigation problem at the complex. Mr. Christensen felt that the only solution is to reengineer the system and run more zones simultaneously, and also make sure timers are set to run multiple zones. The spirit behind this project is to bring more water and run more zones simultaneously for a longer period of time. Hopefully, this will provide a greener campus and save the landscaping. The sprinkler system corrections must be installed before any other landscaping can be performed.

Mr. Hammond worked with Mr. Christensen on this project and has already received estimates. To add water meter pits would be \$2,500 a piece. We need to have two installed, so roughly \$5,000. There will be one water meter pit installed between building 1 and building 2. The second pit will be installed near building 9.

Ms. Backstrom (#44) asked if the clock/timer could be taken out of her unit. Mr. Hammond will work with Mr. Christensen this spring to see what can be done to take the timer out of unit #44.

b. Landscaping

Landscaping is another item that is top priority to be completed on the project list. Mr. Filice would like to see landscaping improvements behind buildings 9 and 12. The original timeline behind this project may have to wait until spring 2011. The sprinkler system project must take place first. Mr. Paulsen (#42) asked if trees will be replaced by his condo. Mr. Filice noted they would indeed. At Mr. Paulsen's request, HPM will send him a copy of the landscaping plan.

c. Painting/Staining

Painting/staining of buildings 3, 4, 5, and 6 will be completed summer 2010. This type of project does create a lot of restrictions on ingress and egress. Because of this, HPM will give owners notice of the schedule so owners can manage their use of the condo.

d. Other Projects Discussed

Mr. Filice continued discussion of the project list. The budget will determine what projects can be done and when. Two projects were added to the project list

recently. Project #18 on the list addresses the bird problems at the complex. Project #19 on the list addresses the lighting around the complex. Ms. Luchini (#24) asked about the lighting around the complex. She still notices that lights do not come on when need to and vice versa. There are different controllers and different eyes for the lighting around the complex. Mr. Hammond commented that the fixing the lighting was a “moving target”. Therefore, Mr. Filice noted that this needed to be a project to be addressed.

A preliminary discussion on the possible rerouting of the trail that runs through the SPC complex has taken place with BSOA, BSCC, and Boyne. This discussion took place because of concerns that the complex is being used as a public parking place and for trash poaching. Other concerns were dog issues and landscaping being torn up by traffic in the middle of the complex. Mr. Filice and Mr. Hammond met with the BSOA, BSCC, and Boyne. The BSOA, BSCC, and Boyne have given preliminary support to the idea of the trail being moved to Boyne property and around to the outskirts of the SPC complex. Moving the trail will incorporate new signage to identify our complex as private property. SPC Association will bear the cost of moving the trail. The BSOA will help with the creation and cost of the signs. This project has a lot of moving parts and will take time. Updates will come as they develop.

Discussion regarding the 2010 project list ended.

VIII: Boyne Easement Update

Ms. Colins spoke on the Boyne easement update. The SPC Association *will* give Boyne another year of temporary easement through the east entrance.

IX: Other Business

Mr. Filice was approached by Mr. Jim Dolan (CEO & Chairman) from the Club at Spanish Peaks and asked if the SPC Association would consider changing our name. There is constant confusion between the Club at Spanish Peaks and the condominium complex Spanish Peaks Club. Mr. Dolan offered to pay for signage change and landscaping. The Board will explore this idea with a key consideration of cost/logistics and what it is worth to the Association. As the idea develops, a letter will be sent to owners asking if they would be open to a possible name change for the complex. Most of the owners attending the meeting voiced that they would entertain the idea of a name change. Updates will come as they develop.

No other business was discussed.

X: Board Member Election

Mr. Fretz's term has ended as of this annual meeting. He has volunteered to run for reelection. Mr. Filice asked if anyone else would like to volunteer for Mr. Fretz's term. No one volunteered. Mr. Filice made a motion to nominate Mr.

Fretz for another term. Mr. Schuma seconded. All in favor; motion passed. The tenure for Mr. Fretz's directorship runs through March 2012.

XI: Adjournment

Mr. Filice commented on a great meeting. He made a motion to adjourn the meeting. Mr. Schuma seconded the motion. The meeting was adjourned at 12:10 pm.

EXHIBIT I

SPC Condominium Association

Financial Statements
For The Year Ending December 31, 2009

Balance Sheet
Statement of Revenues and Expenses

Supplementary Information
Budget to Actual Comparisons

For Management and Member Discussion Only

Spanish Peaks Club Owners Association
Statement of Revenues, Expenses and Changes in Fund Balance
For the Period Ending December 31, 2009
For the Year Ending December 31, 2009

	Operating Fund	Working Capital Reserve	Roof Reserve	Road Reserve	Betterment/ Replacemt. Reserve	Total
Revenues:						
Assessments	252,505		2,000	2,000	2,000	258,505
Interest	17					17
Special Assess - Exteriors	19,317					19,317
New Unit Revenue	1,412	719	11	11	11	2,164
Total Revenues	273,251	719	2,011	2,011	2,011	280,003
Expenses:						
Administrative						
Accounting	4,872					4,872
Annual Corp. Report	15					15
Bank Charges	147					147
Insurance	39,730					39,730
Interest	305					305
Legal	2,438					2,438
Office / Postage	1,820					1,820
Maintenance						
Building Repairs/Maintenance	38,122					38,122
Electric - Buildings	49,732					49,732
Fireplace Cleaning/Inspections	2,925					2,925
Fire Suppression Inspect Maint	14,352					14,352
Garbage	9,817					9,817
Landscaping	24,079					24,079
Management	53,530					53,530
Roof Shoveling/Maint./Repairs	993					993
Snow Removal - Roads	15,500					15,500
Water/Sewer - Grounds	2,930					2,930
Recreation & Clubhouse						
Electricity	1,523					1,523
Propane	6,445					6,445
Repairs/Maintenance	6,443					6,443
Supplies	457					457
Telephone	1,158					1,158
Television	1,048					1,048
Water/Sewer	5,156					5,156
Reserves						
Roof	0					0
Road	0					0
Betterment/Replacement	0					0
Ice Melt System	0		492			492
Total Expenses	283,537	0	492	0	0	284,029
Excess Revenues over Expenses	(10,286)	719	1,519	2,011	2,011	(4,026)
Fund Balance at 12/31/2008	7,891	5,000	11,223	11,224	0	35,338
Fund Transfers						0
Fund Balance at 12/31/2009	(2,395)	5,719	12,742	13,235	2,011	31,312

For Management Discussion Only

Spanish Peaks Club Owners Association
2009 and 2010 Approved Budgets
For the Year Ending December 31, 2009

	51 Units Approved Budget 2009	Actual 12/31/09	(Over)/ Under Budget	52 Units Approved Budget 2010
Administrative				
Accounting	6,300	4,872	1,428	6,300
Corporate Fee	15	15	0	15
Bank Charges	100	147	(47)	150
Insurance	40,800	39,730	1,070	40,800
Interest Expense	0	305	(305)	1,000
Legal	10,000	2,438	7,562	5,000
Miscellaneous	500	0	500	500
Office / Postage	2,500	1,820	680	2,500
Total	60,215	49,327	10,888	56,265
Maintenance				
Building Repairs/Maintenance	3,000	38,122	(35,122)	3,000
Electric - Buildings/Icemelt	30,000	49,732	(19,732)	55,000
Fireplace Inspections	2,500	2,925	(425)	3,000
Fire Suppression Inspect/Maint	4,500	14,352	(9,852)	5,500
Garbage	13,200	9,817	3,383	9,800
Landscaping Maintenance	14,000	24,079	(10,079)	14,000
Improvements				17,650
Management	55,135	53,530	1,605	53,485
Miscellaneous	15,000	0	15,000	0
Snow Removal - Roads	15,200	15,500	(300)	15,500
Roof Shoveling/Maint./Repairs	10,000	993	9,007	5,000
Water/Sewer - Grounds	2,000	2,930	(930)	3,000
Total	164,535	211,980	(47,445)	184,935
Recreation & Clubhouse				
Electricity	2,400	1,523	877	1,900
License	75	0	75	75
Propane	13,000	6,445	6,555	10,000
Repairs/Maintenance	5,000	6,443	(1,443)	6,000
Supplies	1,000	457	543	1,000
Telephone	1,200	1,158	42	1,200
Television	1,080	1,048	32	1,080
Water/Sewer	4,000	5,156	(1,156)	5,000
Total	27,755	22,230	5,525	26,255
Total Operating Budget	252,505	283,537	(31,032)	267,455
Reserves				
Roof	2,000	492	1,508	2,000
Road	2,000	0	2,000	2,000
Betterment/Replacement	2,000	0	2,000	8,800
Painting/Staining				43,000
Total Reserves	6,000	492	5,508	55,800
Total Budget	258,505	284,029	(25,524)	323,255

For Management Discussion Only



SPC Condominium Association, Inc.
Annual Meeting
March 12, 2010

Manager's Report

Hammond Property Management has enjoyed our year of service at the complex and look forward to our relationship continuing in years to come. The following is a list of projects completed at the complex outside of our normal daily tours and maintenance of the complex.

Winter 2009

- Completed winter 2008/2009 with ZERO roof leaks.
- Worked with the BSOA/Grizzly Snow Removal to better handle snow storage.
- Implemented warranty concerns with Mountain Home Technologies regarding the roof ice melt system.

Spring/Summer 2009

- **Pool Repairs:** contracted for plaster repairs where tile failed.
- **Pond:** Implemented pond improvements including:
 - 1) Prepare pond pump for summer operation and maintenance.
 - 2) Regular barley/bacteria/algaecide applications.
 - 3) Removed noxious weeds and cattails from pond area.
 - 4) Cut and lowered pond pump housing.
 - 5) Cleaned snails from pump intake filter.
- Implemented numerous gutter repairs as needed.
- Monitor trash flow seasonally and scheduled for pickups appropriately.
- Closely monitored propane consumption for the pool and clubhouse facility.
- Cleaned bird waste from windows and siding.
- Performed landscape and irrigation improvement project between units 42 and 43; also cut and removed asphalt, ran new irrigation lines, and laid fresh sod in area left unfinished by the developer.
- Worked with the Big Sky Water and Sewer District regarding golf course maintenance house water supply. We also worked with the BSWS regarding manhole cover heights and asphalt improvements.
- Assisted the Board of the Directors to establish the rules and regulations sub-committee and assisted the newly appointed sub-committee members with meetings, and SPC's first official recognized SPC Rules and Regulations outline.

- Began rule enforcement throughout the campus and continued to work throughout the year with the sub-committee and the Board to enhance the rules and regulations.
- **Oversight and Management of Painting and Stain Work:**
 - 1) Front porch log supports (Attention to Detail)
 - 2) Privacy/Rear Partition Walls (Attention to Detail)
 - 3) Bridge Rails (Hammond Property Management)
- **Worked Intensively with Ernie Filice to Initiate Creek Bed Improvement Project:**
 - 1) Removed noxious weeds and cattails.
 - 2) Improved creek flow and water quality.
 - 3) Improved swampy area adjacent to the creek.
 - 4) Completed extensive hardscape/rock work along creek.
 - 5) Seeded unimproved areas with both native Montana grass mixture.
 - 6) Planted wildflowers.
 - 7) Seeded areas determined not to be mowed with Montana wildflower mix.
- Fertilized the sodden, maintained grass areas twice throughout the summer.
- Sprayed to eliminate noxious weeds, particularly Canadian thistle, where appropriate.
- **Worked closely with 3 Rivers/Vantage Point Solutions/Mlaskoch Excavation to Install Fiber Optic Wires:**
 - 1) We were successful in persuading the contractors to install much of the underground conduit using the vertical boring technique as opposed to surface digs.
 - 2) Worked with 3 Rivers and Stonewerx to install fiber optics drop points on buildings.
 - 3) Supervised an extensive punch list with Mlaskoch Excavation to return the landscape and irrigation system back to its original condition.
 - 4) Negotiated with the above contractors to be as delicate as possible with underground fiber optic wire installations.

Fall 2009

- Initiated final pond improvement project; worked with a bid procedure with two pond companies and Board member Brad Fretz to finally complete the pond project.
- Winterization of landscape and irrigation system.
- Winterization of pool, hot tub, and the pool mechanical room.
- Pulled and cleaned pond pump.
- Continued the barley/bacteria/algaecide applications.
- Applied second dormant wildflower and native seed application.

Winter 2009/2010

- Worked with BOD member, Brad Fretz, to initiate a satellite dish reduction plan.
- Managed snow plow contractor, Grizzly Snow Removal.
- Provided sidewalk and entry snow shoveling services each morning of a fresh snow.
- Monitored roof snows melt system and experienced a failure with circuit breakers.
- Worked with Mountain Home Technologies and Thermotech Systems and have put them on notice regarding the roof panels' paint finish failures.
- Initiated discussions with owners, contractors, the Board of Directors, and civil engineers to address the ice buildup at downspouts throughout the complex.



Spanish Peaks Condominiums

2010 Project List/3 Year Plan

1. Landscaping behind Building 9 and 12.
2. Irrigation system installed by Building 9 and 12.
3. Water Meter pits installed.
4. Improve Creek from Bridge to Newly Improved Area.
5. Plant "Snow on the Mountain" thru-out Complex
6. Landscaping Bed at West Entry
7. Landscaping Bed at East Entry
8. Landscaping Improvement around "Waterfall"
9. Pond
10. Paint/Stain Building 3, 4, 5, & 6
11. Unit 33 Landscape Bed Improvements
12. Unit 37 Landscape Bed Improvements
13. Little Coyote "Rock Bed"
14. Perennials for Entrances
15. Pool Plaster Repairs
16. BSOA Re-Routing Trail through Complex
17. Down Spouts/Ice Buildup/Drainage Solutions
18. Bird Concerns at the Complex
19. Lighting Concerns at the Complex