



Board of Director's Meeting (*following the Annual Meeting*)  
March 12, 2010  
Big Sky Water and Sewer District Building

### ***Minutes***

#### **I. Call to Order**

The Board meeting was called to order at 12:25 pm by Mr. Filice. In attendance were the following: Marty Schuma (7); Ernie Filice (8); Jim Hammelman (11); Judy Colins (23); and Brad Fretz (34).

Mr. Filice took this opportunity to thank the Board and Hammond Property Management for all of their work. Mr. Hammond thanked the Board and commented how nice it was to have such a proactive Board of Directors.

#### **II. Unit in Arrears Discussion**

Mr. Hammelman discussed the unit in arrears. He will contact the owner and find out whether or not their mortgage on the condo is being paid. If it is indeed, Mr. Hammelman will entertain the idea with them on long term renting the unit to receive monies to help pay the past dues. He stated that the Association needs to move to the next level in addressing this situation. Mr. Hammelman will update the BOD as the situation develops.

#### **III. SPC Rules and Regulations**

Mr. Hammelman will get together with Ali at Hammond Property Management to finalize the updated Rules and Regulations. Copies will be mailed out with the Annual Meeting Minutes. HPM will also be proactive in distributing these minutes to the local management companies (Alpine and RPM) and to VRBO rentals.

#### **IV. Boyne Easement Discussion**

Ms. Colins will draft another letter to Boyne allowing temporary easement allowed for this year.

#### **V. Re-routing BSOA Trail**

Mr. Filice commented that there was a lot of discussion about this at the Annual Meeting and this project will unlikely take place this summer. Updates will come as they develop.

#### **VI. Management Fee Discussion**

Mr. Filice discussed the decrease in the management fee for Hammond Property Management. The fee has been decreased 3%. Mr. Hammelman made a motion to accept the decreased management fee. Mr. Fretz seconded the motion. All in favor; motion passed.

#### **VII. Drainage/Ice Buildup**

Mr. Hammond stressed his concerns again with the ice buildup around the complex. He feels this issue needs to be addressed immediately. Mr. Hammelman also agreed and felt we need to move forward in getting the 4 buildings done that have been affected by the ice buildup. This is a liability and should come before other projects to ensure people's safety. Mr. Hammond will work with Mr. Schuma to move forward with this project.

#### **VIII. New Business (*as generated by the annual meeting*)**

Mr. Fretz will update the Board once he receives clarity on the satellite dishes for each building and what needs to take place to move forward with this project. Updates will come as they develop.

#### **IX. Adjournment**

Mr. Filice made a motion to adjourn the Board meeting at 12:50 pm. Mr. Schuma seconded. The meeting adjourned.