



**Spanish Peaks Club Meeting  
March 27, 2008  
Minutes**

**Present:** Ernie Filice, Brad Fretz, Scott Hammond, Marty Schuma, Jim Hammelman & Julie Raether

**Meeting was called to order at 11 am MDT.**

**Election of Officers:** Ernie gave an overview of the current Board members and the need to expand the board to five positions. He stated that elections would be taking place at this meeting. Jim Hammelman nominated Brad Fretz for the additional Vice President position. (Marty Schuma will still be Vice President.) All in favor, motion passed. Meg O'Leary resigned from the secretary position since her full-time job didn't give her enough time to give to the position. Ernie and the Board concur that the new board member should be a full-time resident in Big Sky. Ernie suggested that Eric Ossorio would be a good candidate to fulfill the secretary position which at this time is a non voting officer position. Eric Ossorio agreed to be the secretary subject to Art Wittich's approval. Ernie made a motion to nominate Eric for Secretary pending Art's Wittich's response.

Ernie wanted to note that the minutes from the March 17<sup>th</sup> meeting are still being reviewed, but they hope to have the revisions to Carla at Hammond Property Management as soon as possible.

**Ice Build up on Roofs**

Jim Hammelman and Mary Schuma have been corresponding about the shed roofs on SPC 9 and 11. Hammond Property Management (HPM) shoveled and took care of the shed roofs on these two units.

Marty stated he was in Big Sky on Monday the 24<sup>th</sup> and said he looked at the shed roofs and he hopes to complete the work at the end of May, but can't guarantee that this will happen. It was noted that there has been quite a bit of build up on the roofs this year and this could be a reoccurring issue. Marty did some calculations and thought that there were 2500 lbs to 3,000 lbs of snow on the roofs. He stated that this is too much weight and the

shed roofs were not designed for this. Marty stated that he does not know what the load amount is, but he assumes the structural engineer would have a good idea. Marty is going to remove some siding on the exterior and it will hopefully give some answers as to whether or not there is enough support. He will also be in contact with Frank Cikan. It was also noted that the ice melt and new gutter system should minimize the build up problem.

### **On/Off Switch for Ice Melt System**

Ernie questioned whether or not the ice melt system should be on when it is a sunny day in Big Sky. Scott stated that the ice melt system should be on all winter and turned off in April. However, if the roofs are clear of snow and ice and if the weather is optimal then the ice melt system could possibly be turned off. This is something that HPM will be more aware of.

Ernie stated that we do not want Mountain Home Electric deviating from the design installed on Building 2 based on input from Frank Cikan or anyone else until the Board reviews all of the suggested changes. Jim questioned what the status with Frank Cikan was. Marty and Frank have conversed and they are still working on getting the suggestions and information to the SPC Board members. Marty will follow up with Frank and provide the status to the Board.

Jim noted that Dick Anderson is installing the gable vents. No insulation is being taken out at this time, since the Board is waiting to hear back from Frank Cikan, David Rasmussen and Marty as to what the plan is. They hope to start the insulation work in mid-April.

### **Removal of ice around buildings**

Marty noted that there are currently piles of snow and ice on or near the patios, bbqs etc. from all of the shoveling and the heavy snow fall that has taken place at the complex. He stated that the buildings weren't designed to have water around them and wanted to make the Board aware of this.

Scott stated that if it is a slow snow melt then this should not be an issue. Hammond Property Management will be attentive to this and let the Board and owners know if it becomes an issue.

### **Old Business**

Ernie is currently drafting a letter to Boyne regarding temporary use of the west driveway. Once he has a draft complete he will email a copy to the Board.

Brad Fretz stated that his garage floor is cracking and he has also talked to two other owners that are having this issue as well. Next time Marty is in Big Sky he will have HPM unlock his unit and take a look at the garage floor.

**Meeting was adjourned at 12:30 pm**