



PO Box 160099 Big Sky, MT 59716

Board of Director's Meeting
March 15, 2013 Following Annual Owners' Meeting
Big Sky Water & Sewer District Building

I: Call to Order

Presiding Officer Brad Fretz calls the meeting to order at 11:12 AM.

II: Quorum

A quorum is established with all five Board members present.

Board members in attendance are Brad Fretz of unit 43, Judy Nilon of unit 23, Todd Chapman of unit 55, Jane Marsh of unit 46, and Jim Hammelman of unit 11 (via conference call). Also in attendance are Scott Hammond, Ryan Welch and Bethany Davies of Hammond Property Management.

(All Directors will be identified by their last names from hereafter in the minutes.)

III: Approval of the 2012 Annual Meeting Minutes

Fretz makes a motion to approve last the Minutes from both the March 22, 2012 BOD Meeting and the October 2, 2012 BOD Meeting. Nilon and Chapman second the motion. All are in favor. None oppose. The Minutes from the last two BOD meetings are approved.

IV: Reserve Funding Review

There are no questions or objections to the amount of reserve funding or to the objectives for the reserve funding.

V: 2013 Project List

Scott Hammond discusses the 2013 Project List. In mid-May, Fretz will walk the campus with Scott Hammond and discuss landscaping projects to pursue from the Project List. They will make recommendations to the Board via email and look at where the extra money will be best allocated. Stone Age Decorative Concrete has provided an estimate of \$3117 to clean and reseal the pool deck, trowel the pool apron to a red slate texture, coat with UV Protective sealer, clean all areas of masking, and seal all areas with L&M Lumaseal FX. This price includes all labor and materials. Scott Hammond will research the longevity of this project, request a warranty, and try to schedule the work to be performed prior to opening the pool, weather permitting.

VI: Old Business

All are unhappy with the current snow plow contractor. Scott Hammond is considering different snow plow options and plans to work with the BOD on a new strategy for 2013-2014. He apologizes for a lack of performance recently with the current snow plow contractor.

The BOD discusses a letter that will be sent out to all owners regarding the repair of concrete patio slabs. The concrete patio slab is a limited common element and therefore, the responsibility of the individual unit owner. If any owner is interested in having their concrete repaired, they are responsible for all costs associated and HPM must facilitate the repair.

A letter regarding the satellite dishes and 3 Rivers Communications is discussed and will be sent to owners. It is the long standing goal of the HOA to only have one satellite dish per building. New satellite dishes will be forbidden.

HPM installed wire on top of select knee braces to keep the birds from stooping and defecating on the patio, siding, and entry ways. Bird-B-Gone was not installed because the ravens are not deterred from the spikes of wire and instead build nests on top. If the wire is found successful, they will repeat the process on other knee braces across campus as needed.

Nilon will write a letter to Boyne, granting them temporary access to the easement; allowing the golf course to pass though the SPC complex to access the maintenance building.

VII: New Business

The lights in the clubhouse are remaining on when the unit is empty. Ryan Welsh presents an estimate for \$925 to install motion sensor lighting. Chapman makes a motion to install motion sensor lighting in the clubhouse. Fretz and Hammelman second the motion. All are in favor. None oppose. The motion carries. Welsh will install motion sensor lighting in the clubhouse.

VII: Adjournment

Fretz makes a motion to adjourn. Nilon seconds the motion. All are in favor. None oppose. The meeting adjourns at 12:36 PM.