Townhomes at Crail Ranch
PO Box 160099 Big Sky, MT 59716

February 16, 2011
12:00 pm at Hammond Property Management Office
(via conference call)

Board Meeting Minutes

I. Call to Order
The meeting was called to order at 12:00 pm by Virgil Shutze.

In attendance were the following (via conference call): George Hagar, Josie Erickson, Craig McCoy, Virgil Shutze, Scott Hammond, and Alison Gregory.

II. Unit #60 Private Pathway and Ice Concerns
Bob Cundey, owner of unit #60, contacted Hammond Property Management with concerns about the ice buildup in front of his hot tub on his private pathway. When he exits his lower patio door, he walks onto an icy area to his hot tub. Mr. Cundey asked if this area was an association responsibility and if something could be done to help the area not be an "ice skating rink" as he goes to his hot tub.

Therefore, Hammond Property arranged for a conference call among the Board to discuss this matter. After much discussion and opinions were conversed at the meeting, the Board asked Mr. Hammond to contact the lawyer for the association (Troy Redmon) and have Mr. Redmon study the governing documents and guide the Board in how this area should be handled and who should be responsible, if any, for improving the area. The Board agreed Mr. Redmon, as the legal counsel for the Association, should determine if this situation falls under rules/actions regarding common element areas.

Mr. Hammond will contact Mr. Redmon and ask for a report on how this matter should be handled. Once that information has been provided to HPM, Mr. Hammond will consult with the Board. At that time, a decision will be made.

III. Adjournment
The meeting was adjourned at 12:30 pm.