

**Yellowstone Condominium Owners Association**  
**Owners Update**  
**April 8, 2011**

**Pool Repairs Successful**

As reported in the last Owners Update, a significant discrepancy in the amount of water our Association paid for in the past was discovered during the budgeting process by our new property managers, Hammond Property Management. In early January, investigations revealed a bad subterranean leak in the plumbing leading from the pool skimmer to the pump room. Literally hundreds of thousands of gallons of water were lost last year into the ground under the pool. Yellowstone Condos paid for 1.1 million gallons of water as compared to 220,000 gallons at a comparable pool house at Glacier Condos. Compounding the problem was the impact on electricity costs this continuous inflow of cold fresh water had on heating the pool to operating temperature. Further, the Association was not only charged for the water, but also for a related sewer charge even though the water was being discharged into the ground rather than the sewer.

We are pleased to inform you that the problem was resolved with minimal shutdown of the pool under the oversight of our Managers.

This involved cutting and removing the concrete pad from the skimmer to the pump room wall, removing the old skimmer and plumbing, installing new skimmer and plumbing, testing, and replacing and finishing the concrete pad. This was all done within the amount allocated for pool maintenance in the 2011 Budget.

We plan an appeal to the Big Sky Water and Sewer District for a credit or refund of past sewer charges once a new base level of water usage in the pool house is established.

**Exterior Renovation Project**

The scope of work remains the same as was presented and unanimously endorsed at the Annual Owners meeting last August. This consists of repairing or replacing wood siding and wood trim as needed, especially on the south and west sides where weathering takes place. Siding, trim, windows and doors will be caulked to mitigate water and air intrusion. All exterior wood surfaces would be prepped and have an adhesive primer applied before painting with two coats of latex paint. Broken or listing concrete pads at entrances would be replaced. Exposed concrete foundation walls would have decorative stone applied. A new Condo identification sign would be installed at the entrance with PM lighting. New trash enclosures would be built to accommodate larger trash bins and a secured small storage room per enclosure. Individual unit number signs would be replaced. In summary, this plan would provide a cost effective solution to the problems with our buildings' condition and appearance for many years to come. This is not a short-term cosmetic fix.

The schedule for the project remains somewhat fluid at this time, but includes the following important activities and general timeline:

- Preparation of Scope of Work and Bid Package by Design Partnership, Inc. of Bozeman. This is expected to be completed by mid to late April.
- Identification of qualified Contractors to bid on the project is ongoing. Owners who may know of good contractors who may be interested in bidding on this project can refer them to James Baker, President, YCOA Board at [bb082250@bellsouth.net](mailto:bb082250@bellsouth.net) or telephone 228-860-2232. Contractor interest has been good.
- Solicitation of bids from qualified Contractors. The deadline for receipt of bids has not yet been established, but is expected to be in mid to late May.
- Evaluation of bids and recommendations from ad hoc committee to the YCOA Board of Directors. At this point we will know the actual cost for the specified scope of work.
- If the recommended scope of work and costs are acceptable to the YCOA Board of Directors, the individual unit Owners will be sent an official ballot and proposal detailing the specific work to be performed, costs, financing alternatives, etc. The voting process will take approximately three weeks to send out ballots and tabulate the results. We expect this to be conducted in late May to early June. Association Declaration and By-laws require approval by over 50% of the Ownership interests.
- If approved by a majority of the Ownership interests, the financing for the project is expected to be secured from Big Sky Western Bank. Contracts will be executed with successful bidder(s) and work will commence in mid to late June.
- It is anticipated that this scope of work can be completed during the Summer and early Fall of 2011, before Winter descends once again on Big Sky.

Owners are encouraged to contact any of their Board members listed below with questions or suggestions. Thank you.

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