

YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION
OWNERS UPDATE
August 2, 2011

1. **Annual Owners Meeting Reminder** – All Owners should have received the official notice of the YCOA Annual Owners meeting to be held on Saturday, August 13th, at 9:30 am at the Big Sky Water & Sewer District office located behind the La Luna restaurant in the Meadow Village. Included with the notice was a Proxy that should be returned prior to the meeting, even if you plan to attend, so that a quorum can be established to conduct the business of the Association. This will be an excellent opportunity for Owners to meet and hear reports from our Accountant, Rich Lindell, CPA and Property Management team headed by Scott Hammond.
2. **Exterior Renovation Project** - Work on the Exterior Renovation Project that was approved by Owners commenced approximately three weeks ago. Workmen from the two primary contractors, Biggerstaff Construction and Dependable Paint and Drywall, have been on site Monday – Friday. As of the date of this “Owners Update”, much progress has been made. Hammond Property Management has established a link to their website for you to view photo documentation of the work’s progress. Owners can access this link by going to www.hpmmontana.com, then click on **HOAs**, choose **Yellowstone Condominiums**, Password: **Yellowstone**, click on **Images**. New photos will be added each week. We need the assistance of all Owners and tenants to help the project move along efficiently and with the minimum of disruption by:
 - Removing all decorative and personal items that may be affixed to the exterior of their unit.
 - Clearing all items such as barbecues, bicycles and patio furniture from around windows, doors, decks and landings to make areas accessible to workers.
 - Contact Hammond Property Management at 406-995-7220 to arrange for limited access to your condo unit by providing a key, code or contact person. This is necessary so the painters can properly prep and paint the edges of doors and windows.
3. **Amended By-Laws**- In an e-mail dated June 10, 2011, to Owners announcing the final vote tally of the two ballot proposals, it was noted that a technical issue related to the proposed Amended By-laws had been raised by an Owner during the voting period. This issue has been researched through legal counsel and resolved to the satisfaction of the Board of Directors. Copies of the Amended By-laws of Association that have been properly adopted, certified and recorded will be distributed at the Annual Owners meeting and available on www.hpmmontana.com under **Yellowstone Condominiums Documents**.

Please feel free to contact any of your Board Members below if you have any questions or concerns.

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