

YELLOWSTONE CONDOMINIUM OWNERS ASSOCIATION

Board of Directors Meeting

3:00 PM

Thursday, May 2, 2013

Call to Order

Chairman Buddy Baker calls the meeting to order at 3:02 PM. The purpose of the meeting is to discuss a proposal by the Owners of Unit 22C to expand their elevated deck.

Officers in attendance are Buddy Baker, Diane Doss, Pete Barber, and Dave Hanson. Also in attendance are Scott Hammond and Bethany Davies of Hammond Property Management.

All participants will be identified by their last names from hereafter in the minutes.

Proposal

Joel and Jean White submitted a proposal for a Deck Expansion on their unit 22C on April 25, 2013. An email cover summary was sent to the Board with a pencil sketch drawing of the existing and proposed deck and listing the dimensions of the deck to change from 5.5' x 10' to 10' x 20', the materials to be used, how it would be supported on posts, and painted to match the existing condominium colors. The contractor provided photo-shopped pictures of the proposed design after construction.

Background Information

An expedited review by the Board was requested so that they could present their proposal to the BSOA Architectural Review Committee meeting on May 9th. Over the past week the Board has had numerous telephone calls and made many emails discussing the process used to review this proposal. This proposal raised many issues among the Board and it was decided that setting up an actual meeting would be most beneficial. This meeting via conference call is considered a formal Board of Directors' meeting.

Discussion

Baker begins the discussion with the main points brought up by the Board through previous phone conversations and emails. He has compiled a draft letter to be sent to Joel and Jean White with these main points. As he reads through the draft letter, he asks the Board for their comments:

1. "All previous exterior modifications to our condominium units have been approved on a case-by-case basis. This has resulted in an inconsistency of design and construction around the complex. For example, ground level patios and decks that have been constructed by their Owners vary dramatically in size, materials used and construction methods. In another example, the covered "outdoor kitchen" on unit 63B seems to have been poorly designed and constructed and is in our opinion visually unappealing. Taken on a case-by-case basis, each of these modifications may have seemed somewhat insignificant and was probably approved so as not to create animosity with a fellow Owner."

Barber adds that he would like to establish some rules or guidelines for owners who would like to make exterior modifications. Baker proposes developing a policy or a set of design covenants. Specific designs will need to be created for each of the three different types of buildings, adds Doss.

2. "The proposal to expand the elevated deck on Unit 22C is a first for the Yellowstone Condominiums. All of the existing elevated decks are rather small, probably owing to their cantilevered design with their support tied back into the structure of the building. Due to the dramatically increased size and weight of the proposed deck, several large support posts would be required. This would significantly alter the

design aspect of the building and create a unique or inconsistent exterior appearance of this one unit from the remainder of the complex.

3. The Board assumes from the proposal that a qualified (licensed and bonded) local contractor, Don Lunsten, will be utilized. However, the proposal does not provide any of the detailed design and engineering aspects that the Owner and Contractor have agreed upon in the deck's construction. This is important because the Association will be married to this design if there is to be consistency with additional elevated deck expansions that may be requested in the future.
4. The Board believes that a modification such as this should have more input from other Owners before receiving approval to proceed. In particular, letters of support or statements from neighbors who may be impacted by this expansion should be solicited and reviewed as part of the approval process.
5. The proposal specifies the use of "Trex type" decking. This man-made deck material is composed of resins, glue, chips, etc. to mimic wood and is marketed as "maintenance free". However, the Board is aware of issues with this type of material that make it potentially undesirable for this application. This material also deviates from the all-natural wood surfaces that now exist on all 15 buildings.

The Board has spent a substantial amount of time in the past week evaluating the technical aspects of the proposal such as size, design, building materials, visual appearance, etc., in an attempt to put together a thoughtful and timely initial response and a request for additional information. It was then concluded that even with additional information we still did not have an objective process with specific criteria by which to evaluate the proposal and would therefore just be promulgating the inconsistent case-by-case approval process used in the past. An attempt was made to draft a simplified 'Project Application' form based on the BSOA Architectural Committee application form. However, it was quickly recognized that the form itself would not be sufficient and that the Board would need professional assistance from outside consultants such as an engineer, architect, lawyer, etc., to develop a process and possibly even design covenants for the Association."

The rest of the Board is in agreement with Baker's compilation of the Board's previous conversations and individual correspondence.

Barber makes a motion to defer further action on this proposal or any other such proposal until such time as an appropriate process, policy or covenant can be developed, presented to the entire Ownership and officially adopted by the YCOA Board of Directors. This matter will be placed on the Agenda for the Annual Owners Meeting Scheduled for August 24, 2013. Doss seconds the motion. All are in favor. None oppose. The motion carries.

Adjournment

The meeting adjourns at 3:33 PM.

These Minutes were transcribed by Bethany Davies, HOA Accounts Manager, Hammond Property Management