



PO Box 160099 Big Sky, MT 59716

Board of Director's Meeting
November 12, 2013 at 3:00 pm
Hammond Property Management

I: Call to Order

Presiding Officer Brad Fretz called the meeting to order at 3:02 pm.

Board members in attendance were Brad Fretz of unit 43 (via conference call), Judy Nilon of unit 23 (via conference call), Todd Chapman of unit 55 (via conference call), Jim Hammelman of unit 11 (via conference call). Jane Marsh was not present. Bob Shanks (non-Board member) of unit 30. Also in attendance were SPC's accountant, Rich Lindell of Lindell and Associates, as well as Scott Hammond, Ryan Welch and Bethany Davies of Hammond Property Management (HPM).

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

II: Approval of the last Board Meeting Minutes

Fretz made a motion to approve the minutes of the March 15, 2013 BOD meeting. Chapman seconded the motion. All were in favor. None opposed. The motion carried.

III: Reserve Funding Review

Hammelman provided the Reserve Funding Review. The operating budget was about \$50,000 under budget through the end of September. Approximately \$12,000 of the reserves was spent on the staining of one building. One building could not be completed due to weather and, thus, three buildings will need to be stained in 2014. By the end of the year, the total amount of money in all the Reserve accounts should be around \$158,000. Of the expected total amount, about \$100,000 is expected for the Roof Reserve. Hammelman is trying to hold the budget consistent with past years at \$340,000. By the end of 2014, he forecasts the Roof Reserve to approximate \$130,000 or \$140,000 with total reserves approximating \$200,000.

IV: Old Business

Replace Pool Coping

Hammond discussed the pool coping options to seal the concrete slab and to provide minor repairs to the perimeter of the pool area. The cost to remove the entire existing pool coping and re-pour the new concrete coping around the pool was estimated to cost \$5,000. The Board approved the project, subject to a written estimate and would like the work to be completed before the pool opens in the Spring.

Paving the Concrete Pad near Green Space

Several owners have requested additional paving of the small concrete pad near the green space trail and Building 1 to increase parking availability. In May of 2013, KM Construction provided an estimate of \$2,780 to pave the area allowing three more overflow parking spaces. The Board approved the paving of the area and requested a sign be posted indicating it is for parking for SPC owners only.

Electricity Increase in the SPC Clubhouse

Hammelman noted the increase in electricity at the Clubhouse. Timers were placed on lights and they have been working well. HPM and Fretz noted that more owners have made use of the clubhouse and the exercise facility.

Bird-B-Gone

Bird-B-Gone will be installed to prevent birds from gathering and defecating on the buildings.

V: New Business

Utility Covers

Subject to the results of a test unit, the Board approved installation of a cover around the utilities for selected buildings with exposed utilities. Two different options for access were presented: (1) barn style doors on rollers or (2) closet style doors. Building 8 will be a test unit, as the utilities of this unit are the most exposed. The membership can view the cover at the Annual Owner's Meeting. The closet style doors will have a two foot high panel under the doors to provide easy access when there is high snow and each cover will cost approximately \$1,600. The Board agreed to install a cover with the closet style doors to the utility box on building 8 and to present pictures at the Annual Owner's Meeting. The Board will budget for two more utility covers in 2014 if the test unit provides a better aesthetic look.

Landscaping for 2014

At the request of the Board, Hammond provided estimates to add decorative square flower boxes in front of each building and to incorporate a mobile watering system. The annual cost to purchase, plant, water and maintain the flower boxes with tufted grass and annual flowers is between \$3,390 and \$4,080. The mobile watering system will be a one-time cost of \$2,075 to \$2,650. HPM would also like to replace some of the unattractive bushes in front of buildings 1, 2, 3, and 4 with decorative tufted grass. During the winter the mobile watering system will be stored at the HPM shop. The Board approved the landscaping improvements.

Clubhouse Exercise Equipment

Fretz presented the Board with a request to spend \$5,300 on another elliptical machine to replace an old exercise machine in the Clubhouse. The Board approved the purchase a new elliptical machine.

New Snow Removal Contract

Hammond would like the membership to be aware of a new snow removal contract which stipulates three inches of snow prior to removal. This may result in fewer plowings and will be monitored.

Golf Course Maintenance

Hammond and the Board thanked Bob Shanks for all of his work encouraging the golf coursesupervisor remove garbage behind the complex and to replant the area.

VI: Annual Meeting Scheduled

The Annual Owners Meeting is scheduled for 9:00 am on Friday, February 14th in the conference room of the Water and Sewer Building.

VII: Adjournment

Fretz made a motion to adjourn the meeting at 4:05 pm. Nilon and Hammelman seconded the motion. All were in favor. None opposed. The meeting adjourned.