

# CRAIL CREEK CLUB CONDOMINIUMS

PO BOX 160099 BIG SKY, MT 59716

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*Board of Directors Meeting  
Tuesday, July 23<sup>rd</sup>, 2013 @ 2:00 pm  
Hammond Property Management Conference Room*

## MINUTES

### I. Call to Order

Presiding Officer Lance Krieg called the meeting to order at 2:02 pm.

### II. Roll Call

The following Board members were in attendance: Lance Krieg, Bo McClerkin, Bill Pinna and Tom O'Connor (via conference call). Jerry Fishel was absent.

Also in attendance were Scott Hammond, Steve DiTullio and Bethany Davies of Hammond Property Management (HPM).

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

### III. 2012 Year to Date Expenses

Krieg presented the 2012 Year to Date Expense Report. Overall, the budget is right on track. The Board agreed that landscaping is important and wishes to not raise the fees any higher. Earlier this year, the owners of golf course side units were asked if they would like to have landscaping pods with tall trees installed behind their units to prevent golf ball damage to their windows and siding. The owners have not expressed enough interest for the installation to take place. No additional landscape pods will be installed.

At his own expense, Pinna would like to bring a roof contractor from North Carolina to inspect the roofs to determine how much money the association will need to save and to establish a timeline for roof replacement before the annual meeting.

### IV. 2014 Budget

***McClerkin made a motion to keep the association dues the same for now, and then after the final numbers are available for the fiscal year (on the December/January Agenda), the Board will re-evaluate the fees for the 2014 year. O'Connor seconded the motion. All were in favor. None opposed. The motion carried.***

Hammond presented the recent snow removal contract changes. The contractor that has provided Crail Creek Club Condominiums snow removal service in the past is no longer plowing for HOAs. HPM recently created a Request for Proposal (RFP) that was sent to four different snow removal contractors in the Big Sky area. Only two contractors have responded to this request. Given this information, the budget for snow removal will have to go up from \$8,500 to \$10,750. Hammond explained, the original snow plow contractor had not raised his prices in ten years and he provided extra services that were not in his contract. "We have had an unrealistic snow plow job performed over the last decade," Hammond added. He requested owners have realistic expectations with the new contractor. Even with the increase in snow removal prices, the Board will continue to keep the association dues at the same rate as the previous year.

**V. Declaration Changes for Windows and Doors**

Krieg presented the Amendment to the Restated Declaration. It will be voted on by the entire membership at the Annual Meeting.

**VI. Property Management Update**

DiTullio provided some highlights of the Property Management Report. He began with pictures of the damage left from golf balls and woodpeckers and then showed the repairs to the Dryvitt by Big Sky Stucco. Plastic owls have been installed on the roofs to keep the woodpeckers away. He also contracted Clean King to vacuum and clean out all the dryer vents. HPM has enlisted Bridger View Contracting to shore up the privacy walls around the decks and to replace the rotting wood pieces. Some have been dug up and rebuilt as needed.

DiTullio also discussed the landscaping. Wapiti Landscaping was hired to replace select trees and shrubs. O'Connor recommended aerating the soil across the property. HPM will request quotes for soil aeration and sod replacement for specific areas.

There was a substantial roof leak at the entry of unit 612. Hammond emphasized any new roofs construction will be installed with appropriate flashing for the climate and will be monitored with a critical eye so that leaks are not an issue.

**VII. Adjournment**

The meeting adjourned at 3:18 pm.