

CRAIL CREEK CLUB CONDOMINIUMS

PO BOX 160099 BIG SKY, MT 59716

*Board of Directors Meeting
Monday, February 17, 2014 @ 8:30 am
Hammond Property Management*

MINUTES

Call to Order

Presiding Officer Lance Krieg called the meeting to order at 8:39 am.

Directors in attendance were Lance Krieg (unit 605), Bill Pinna (unit 630), Gary Walton (unit 612), Jerry Fishel (unit 610), and Tom O'Connor (unit 629) via conference call. Guests in attendance were Scott Hammond, Steve DiTullio and Bethany Davies of (HPM) Hammond Property Management.

Approval of Board Meeting Minutes

Gary Walton made a motion to approve the Minutes of the August 16, 2013 Board meeting. Bill Pinna seconded the motion. All were in favor. None opposed. The minutes from the last meeting were approved.

Pending Bylaw and Declaration Changes

Attorney Wayne Jennings reviewed the Board's request to change the voting requirement for all amendments from a positive vote of 75% of all owners to 67% of all owners. He recommended the Board consider ratifying all "prior acts" while having the owners vote on the amendment. The Board would like to amend the Declarations to include the following four changes:

- 1) Ratification of all "prior acts" by the Board which includes any previously stated amendments.
- 2) Change the voting requirements from a positive vote of 75% of all owners to 67% of all owners.
- 3) Change the wording of the governing documents to explicitly state that the windows and doors are an individual owners' responsibility.
- 4) Establish a standard waiver of objections to the Declarations for all new owners that will be sent to the title company to be included with the closing process for all future closings. For clarification, this means that the Board is asking any interested buyer to do one of two things: prior to closing the buyer is to do their inspection and read the Bylaws and Declarations at that time. If they decide there is an issue, then they are asked to raise it at that time, if the issue is not acceptable then they should not buy in to the Crail Creek Club. If they find that it is acceptable, then they waive any and all arguments going forward and they are bound by the Bylaws and Declarations.

This amendment will be voted on by all owners through the mail and at a meeting directly following the Annual meeting.

Fire Suppression Status

The 2009 International Building Code requires the Fire Chief to approve of the removal of any fire suppression system. Chief Farhatt has already explained that he does not approve of the removal of any fire suppression system. HPM will request access to units 601 and 608 to locate and mark the water shut off valves. HPM will also contact IT&M to inquire about safeguards the HOA can put on the fire suppression system.

2013 Year to Date Expenses

Lance Krieg and Scott Hammond noticed a few errors in the allocation of funds for specific line items in the Year to Date Financials for 2013. Hammond will meet with Accountant Rich Lindell to correct these mistakes. With these corrections

made, the budget will show that the 2013 Budget was right on target. Krieg will strive to create a Budget for 2015 similar to the 2014 Budget as it has been trending well for the last few years.

New Business

Jerry Fishell requested HPM send out an email to all owners recommending they install a heater in the crawl space to prevent freezing pipes. The recent deep freezing temperatures have created problems with frozen pipes located in the crawl spaces. HPM will send an email recommending owners insulate their crawl space and install a base board heater, set at 45° year round.

Spring projects include replacing trees, painting buildings and replacing deck boards as needed. With the plans to replace trees, only non-fruit bearing trees will be planted in the future to minimize bear conflicts. HPM will obtain estimates for new roofs with options for standard roof replacements as well as for cold roofs.

The Board is happy with the new snow plow contractor; he does an excellent job with minimal disturbance, he is quick and he doesn't allow the snow to accumulate too much before it is removed.

Adjournment

Bill Pinna made a motion to adjourn at 9:43 am. Gary Walton seconded the motion. All were in favor. None opposed the meeting adjourned.