

Silver Bow Owners' Association

ANNUAL MEETING – September 1st, 2016 @ 9:00 AM
BIG SKY WATER AND SEWER DISTRICT CONFERENCE ROOM

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 9:08 am, made introductions and determined quorum.

The following Board members were in attendance: K. Dige, President; A. Malinowski, Treasurer; L. Prugh, Director; and J. Woodmansee, Director.

Owners present were B and J. Keating, J and J. Jacobson, K and J. Savage, B. and D. Bozman-Moss, D. Leonard, A. Buday, J. Leeper, P. and J. Heckman, R. Frugh, M. Immenschuh, K. Cummings, and K. Frederick.

Also present were Hammond Property Management representatives T. Davis and K. Coleman; Knaub and Company representatives M. Knaub and J. Trulen; and Ciara Wolf presented a trails update for the Big Sky Community Organization (BSCO).

Approval of the 2015 Annual Meeting Minutes

A motion was made to approve the 2015 annual meeting minutes as submitted. The motion was seconded and carried.

Manager's Report

T. Davis shared the Manager's Report, which reflected routine managerial items and highlights such as pool upgrades, installation of a new pool heater, installation of three pet waste stations, installation of a new controller and pump relay on the irrigation system, window cleaning, deck and trim staining, pruning of shrubbery around campus, obtaining bids for new trash dumpster doors, and addressing swallow issues on the buildings. Other items are included in the written report.

L. Prugh reminded the HOA that window and door replacement should go through the board for review in order to maintain consistency around campus. However, any nonstructural, interior improvements do not need approval.

Treasurer's Report

Marjorie Knaub presented the Treasurer's report. She began with an overview of the important aspects of the financials shown on the first page of the financial report. The financial statements are prepared as of July 31st and the fiscal year ends September 30th. Knaub discussed the 10 month interim reports. It is projected that the association will end the year slightly over budget (\$1,032).

No motion was required.

BSCO Trails Update

Ciara Wolfe, Executive Director of BSCO, presented a few large projects that will be going on over the next few years. The projects included a tunnel under Highway 64 at the intersection of Little Coyote Road connecting the Spur Road Trail and the creation of an asphalt trail along the west side of Little Coyote Road to Black Otter Road, adding a crosswalk from Black Otter Road to Meadow Village, and the installation of a

pedestrian bridge or trail (undetermined as of yet) to the Community Park and Crail Trail. The earliest it will begin is summer 2017 but most probably summer 2018.

Wolfe also reported on the installation of a 4-way traffic light with cross walks at the intersection of Highway 64 and Ousel Falls Road/Two Moons Road in spring of 2017. Lastly, she announced a 2.7-mile connector trail between Uplands and Ousel Falls trails that will begin in the next few months. This trail has been named Ralph's Pass and the grand opening is scheduled for June 15th 2017.

Proposed Amendment to Article 6.5 of the Declaration regarding Pets

Dige explained the background behind the BOD's interest in the proposed pet amendment as an issue that isn't enforceable which makes the whole set of rules ineffective. The vote will be counted at a later date in order for all owners to respond. Dige provided extra ballots for those who hadn't voted yet. It takes 51% of the owners for an amendment to pass. Votes will be collected until there is a majority of votes either for or against the amendment.

Discussion and approval 2016-2017 Budget

Malinowski reported on the proposed budget for the upcoming fiscal year. He stated that dues would not be going up and that the BOD tried to set the budget to plan ahead for reserves and operating expenses in order to avoid special assessments.

Malinowski expressed the need to establish a new reserve. He suggested eliminating the landscaping improvement line item in the operating budget and replacing it with a \$5,000 line item for improvements in reserves to be named landscape reserve.

A motion was made to approve the budget as amended. The motion was seconded and carried.

Nominations and election of Board of Directors

This year, two, three-year Board terms needed to be filled and Joe Woodmansee's term was up for reelection. Ken Cummings and Barbara Bozman-Moss were nominated for election.

A motion was made and seconded to close nominations and the motion carried.

A motion was made to elect K. Cummings and B. Bozman-Moss and to reelect Joe Woodmansee. The motion was seconded and carried.

Other business-

- A. **Meadow Village/Silver Bow Ponds Update:** Kevin Frederick gave an update on the progress of the pond project. The application was put in a year ago and progress is waiting on DNRC approval. Construction should be completed next fall. The Silver Bow pond will be taken off stream and will be filled by natural springs. There may be a trail to the pond but that has not been finalized.
- B. **Solar:** A discussion was held to investigate solar energy on the Silver Bow campus, especially for the pool building. B. Bozman-Moss volunteered to do some research.
- C. **Non-resident owner hot tub/pool use-** An owner followed up on his request from the last annual meeting to be issued a second key to the pool area. B. Bozman-Moss requested to review the owner's written request.
- D. **Siding/Sealing/Joints-** A question was raised about what to do when an owner notices work that needs to be done. T. Davis responded that anything that needs addressed should be brought to management's attention.

Adjournment

A motion was made to adjourn the meeting at 10:43 AM. The motion was seconded and carried.