

Silver Bow Owners' Association

**QUARTERLY MEETING – FEBRUARY 12, 2014 @ 12:00 PM
HAMMOND PROPERTY MANAGEMENT'S CONFERENCE ROOM**

MINUTES

Call to Order

The meeting was called to order at 12:04 pm by Vice President Tom Angstman.

The following Board members were in attendance: Tom Angstman, Kelly Fried, Al Malinowski, Lisa Prugh, and Derek Leonard. Also present were Hammond Property Management representatives Steve DiTullio, Scott Hammond and Bethany Davies.

Dick Lauritzen and Kirk Dige were absent.

Approval of the Minutes

Kelly Fried made a motion to approve the minutes. Derek Leonard seconded the motion. All were in favor; none opposed. The minutes from the November 20, 2013 BOD meeting were approved.

Treasurer's Report

Al Malinowski presented the Financial Report (see pages 3-4). *Derek Leonard made a motion to turn the balance of a delinquent unit's past due assessment over to collections. Kelly Fried seconded the motion. All were in favor. None opposed. The motion carried.*

Al Malinowski discussed the Profit & Loss Budget vs. Actual, for October 2013 through January 2014 and the Check Register for November 2013 through January 2014. The balance of the roof loan should be paid off within the next couple of weeks. Propane has only been costing the HOA \$1.41 per gallon because it is a part of the consortium; the amount of money saved on propane may have paid off the cost of the propane tank that was purchased. *Kelly Fried made a motion to approve the Treasurer's Report and the Check Register. Derek Leonard seconded the motion. All were in favor; none opposed. The motion carried.*

Manager's Report

DiTullio provided the Manager's Report (see page 5). Steve has been researching options and gathering estimates for the new pool. New fencing and landscaping will need to be included when the new pool is installed.

New Business

Pool Facility Improvements/Options

Derek Leonard has encouraged Steve DiTullio to gather estimates for the new pool, and for fencing and landscaping around the pool. The estimate from Associated Pool Builders included tearing out the existing pool and installing a new pool using the existing plumbing, pumps and heaters. Excavation can come from local resources to save on costs. Three different styles of fencing by Precision Inc. were presented. 46°North can lay sod on the ground inside the fence and seed the areas disturbed outside of the fence for minimal costs. The Board will first need to establish the exact features desired for the pool, fencing, location of the propane tank, pool area features and then to review the finalized estimates prior to the Board meeting in July so that all this information can be decided and presented to the ownership at the Annual meeting in August.

Gutters

Water was accumulating, pooling, and then freezing on the walkway in front of units 53 and 54 for the first time. Derek Leonard asked Steve DiTullio to submit estimates for gutter installation to the Board. Gutter installation is an individual owner responsibility. If an owner would like to pay for gutter installation, they are to contact HPM for direction.

Old Business

Landscaping Committee Report

The Landscaping Committee will meet to discuss the landscaping for the 2014 season.

Hot Tub/Pool Seasonal Change

Derek Leonard requested the hot tub be open more often. Leonard would like HPM and Sean Lucy to submit proposals for a new contract. The Board will choose from one of the following four hot tub opening options based on the estimates provided:

- a. May 8 through September 30 and October 8 through April 30 each year (two weeks off total per year)
- b. May 15 through September 30 and October 15 through April 30 each year (four weeks off total per year)
- c. June 1 through September 15 and October 15 through April 30 each year (eight weeks off total per year)
- d. June 1 through September 15 and November 15 through April 20 (14 weeks off total per year)

Correspondence

Approval of Deck on unit 22

The owners of unit 22 would like to rebuild their deck using the same footprint as the existing deck, the only difference being that they would like to use six pillars instead of seven. They submitted photographs and a description of the changes. ***Derek Leonard made a motion to approve the deck as requested as long as the new deck receives an adequate coat of stain shortly after construction and it must be stained with Columbia Wood-tech True Cedar stain. Kelly Fried seconded the motion. All were in favor; none opposed. The motion carried.***

HPM needs to be included in the notification process from BSOA when it comes to staining and the new construction approvals with the associations that they manage, particularly with Silver Bow.

Additional Comments

When the washers and dryers need to be replaced, Derek Leonard would like to switch from electric machines to propane gas powered machines.

Derek Leonard was disappointed with the snow removal results and asked the rest of the Board what they thought of Big Sky Snowman. Al Malinowski and Tom Angstman were happy with the snow removal. The parking lot nearest Mr. Leonard has the most vehicles parked in it making snow removal difficult, added Lisa Prugh.

Adjournment

Kelly Fried made a motion to adjourn at 1:27 pm. Al Malinowski seconded the motion. All were in favor; none opposed. The meeting adjourned.