

Silver Bow Owners' Association

QUARTERLY MEETING – February 23rd, 2016 @ 1:00 PM
HAMMOND PROPERTY MANAGEMENT'S CONFERENCE ROOM

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 1:00 pm.

The following Board members were in attendance: Kirk Dige, Al Malinowski, and Lisa Prugh. Joe Woodmansee joined via conference call. Tom Angstman and Boyd Teegarden were not present. Kelly Fried is no longer on the board due to selling his unit.

Also present were David and Lisa Shotwell, owners of unit #13 (via conference call), Dan Roth, attorney for Donna Spitzer-Ostrovsky of unit # 14, and Hammond Property Management (HPM) representatives Scott Hammond, Tom Davis, and Katie Coleman.

Approval of the November 18, 2015 Meeting Minutes

The board discussed some edits to the November 18, 2015 meeting minutes.

A motion was made and seconded to approve the November 18, 2015 minutes as amended. The motion carried.

Edits will be made to the minutes and approved by Dige and Malinowski. HPM will update minutes to the website.

Silver Bow #14 Deck

As discussed at the November 18, 2015, board meeting, the board contracted Red Leaf Consulting (at a total cost of \$2,200) to assess the deck and advise on how to proceed on correcting any structural issues identified in their assessment. A discussion was held regarding the current aesthetics and structural integrity of the unit #14 deck.

It was determined that Dan Roth will communicate with Rick Kerin, an engineer with Kerin and Associates in Bozeman, to have an onsite evaluation of the deck and sign off on it as structurally sound and meeting the current standards and codes. Roth stated that the owner of unit #14 would be willing to replace the knee braces on the deck with metal plates and to provide a glulam beam to tie in with the building. Roth will also inquire with the owner regarding assuming the cost of the landscaping grade work around the concrete footers.

Silver Bow #49 Windows

The group looked at photo examples of Fried's window as an example of color and description and drawings of the proposed windows. The group discussed requesting a photo sent from the window manufacturer to make sure that they match with Fried's windows or are in the color bronze.

A motion was made and seconded to approve the aluminum clad window in diagram #1 with the color bronze rather than adobe. The motion carried.

Pet Amendment to Silver Bow Declaration

The board discussed the pet amendment. Dige stated that the pet amendment is not a mandate from the ownership but something that the board would like to discuss. Teegarden and Prugh have volunteered to work on the committee. The amendment should be listed on the proxy with all other items to be voted on by the association at the annual meeting. The committee will either amend the policy or keep it the same. If an amendment is recommended, there needs to be an explanation of why the board is in favor of the amendment.

Treasurer's Report

Malinowski presented the Financial Report. There was little to report on the A/R Aging Report. Dige and Malinowski are working together to hire an attorney to advise on a unit that is significantly in arrears, which was previously authorized by the board. Another unit's balance owed needs to be collected. The amount owed is for a sewer line repair, a Limited Common Element, which was billed to HPM rather than the unit owner. The other three owners related to the sewer line issues have paid. There is only the one outstanding balance remaining.

An additional report has been added to the Financial Report that includes the loan for the pool which provides more detail. The key here is the loan with Big Sky Western Bank. Malinowski reported that he has paid \$22,000 on that loan and is making the loan payments as aggressively as possible to minimize interest paid. Malinowski also reported that \$15,000 of reserves was moved into a Certificate of Deposit at Big Sky Western Bank.

Malinowski explained that the Profit & Loss statement shows a half year of assessments and the expenses incurred to date and that the check register picks up where it left off in the last meeting.

A motion was made and seconded to approve the check register from November 1st- February 19th. The motion carried.

Manager's Report

Hammond stated that Coleman will be the HOA account representative for Silver Bow. Priorities moving forward will be website improvement and more active administration of the website for Silver Bow.

Davis presented the property manager's report, see attached. A log has been started, per Malinowski's recommendation, recording any maintenance on the pool building beginning with the improvement of the sauna room. A new spa pump was installed.

Sodium pressure bulbs have been replaced underneath certain awnings. Garbage pickup over the holidays will be monitored more closely in the future.

Davis reported that there was a water leak in a unit that was caught quickly and there was minimal damage to the unit. A dielectric pinhole break in the water pipe was identified in the wall of the unit.

A brief discussion was held on the inadequacies of snow plowing and suggested areas of improvement. Hammond mentioned HPM potentially contracting the snowplowing service but at least having a higher standard in plowing next year regardless of who holds the contract.

Other Business

- a. Appointment of Director to replace Kelly Fried. It was determined that Fried, Woodmansee and Angstman's terms end at the 2016 annual meeting. The group decided to fill all three positions at that time.

- b.** Bird Deterrent Bid- Davis presented the bid from Pristine Maintenance for approximately \$3,600 to install netting. The board decided to wait until next fiscal year when there is money in the budget to address this project.
- c.** Future Board Meetings- The group selected May 10 or 11 and July 26 or 27 as options. Coleman will email the entire board to take a poll.
- d.** Other- Officer elections. Dige President, Angstman Vice-President, Malinowski Secretary/Treasurer.
A motion was made and seconded to re-elect the slated officers as presented above. The motion carried.

Correspondence

None

Adjournment

A motion was made and seconded to adjourn the meeting at 2:45 PM. The motion carried.