

# Silver Bow Owners Association

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QUARTERLY MEETING –WEDNESDAY, November 16<sup>TH</sup>, 2016, @ 1:00 PM  
HAMMOND PROPERTY MANAGEMENT CONFERENCE ROOM

## MINUTES

### Call to Order

President Kirk Dige called the meeting to order at 1:03 p.m.

The following Board members were in attendance in person: K. Dige, A. Malinowski, L. Prugh, and K. Cummings. J. Woodmansee was in attendance via conference call. Barbara Bozman-Moss and Boyd Teegarden were absent.

Also in attendance were S. Hammond, R. Welch, and K. Coleman from Hammond Property Management.

### Approval of the 7/27/2016 Board Meeting Minutes

*A motion was made to approve the minutes with corrections. The motion was seconded and carried.*

### Preliminary Approval of 9/1/16 Annual Meeting Minutes

*A motion was made to approve the minutes with corrections. The motion was seconded and carried.*

### Board Officer Elections

K. Cummings was nominated and seconded to serve as an officer. It was agreed that Dige would remain President, Malinowski would remain Secretary/Treasurer, and Cummings would serve as the Vice President of the Silver Bow HOA BOD.

*A motion was made to approve the officers as nominated. The motion was seconded and carried.*

### Treasurer's Report

Malinowski presented the Treasurer's Report and reported that there is only one account of concern that is over 90 days in arrears. He also presented the check register and explained the control process to the board. There were no questions on the check register. Lastly, Malinowski presented the comparative balance sheet and stated that it appears the budget is on track and pointed out that the long-term debt is being paid off early.

*A motion was made to accept the check register for August 9, 2016 through November 11, 2016. The motion was seconded and carried.*

## **Manager's Report**

Ryan Welch, the interim field representative for SBHOA, reported that trash has been the largest issue over the last two months. Routine maintenance such as management of items on decks, noticing of abandoned cars, replacing exterior light bulbs in entryways and parking lot areas have been the focus over the last few months. Dige reminded management that maintenance items under \$500 do not need to be approved by the Board. Scott announced that there has been a new hire at HPM, Dustin Long, who will be the permanent Field Representative for SBHOA.

## **Old Business**

**Pet Amendment Committee Update-** Dige reported the vote count for the pet amendment was 36 votes (a majority) in favor of allowing renters to have pets. Prugh will review the ballots for a final count, save and store the ballots in the HPM office. Kristen Brown will draft the amendment and the amendment will then need to be recorded at the courthouse.

### **Silver Bow #33 Window- Ratify vote**

*A motion was made to approve the window revision for unit #33 that was made by email. The motion was seconded and carried.*

**Leeper letter-** The Leeper request was discussed and denied.

**Bird Deterrence-** It was determined that HPM would obtain a bid for the installation of bird netting, compared to spikes, to be presented at the next board meeting.

## **New Business**

**Silver Bow Unit 3 Deck Modification-** Malinowski presented the plans for modification of unit 3 deck. The original deck had 7 posts and was rebuilt with 2 posts. The modification proposes 4 posts and metal brackets similar to what was used on unit 14 deck, providing more stability.

*A motion was made to approve the modification to the deck at unit 3. The motion was seconded and carried.*

**Garbage Enclosures-** It was determined that HPM will get a bid for the design of two dumpster enclosures similar to the Yellowstone Condo enclosures but with a higher gap to keep bears out. It was also determined that HPM will obtain a quote for a security camera at the dumpsters. The BOD will consider the dumpster locations at a later date.

**Insurance Quote-** It was determined that Coleman will request a quote from Ty Moline.

**Deck Engineering Proposal-** Malinowski presented an idea of the HOA hiring an engineer to pre-engineer 3 decks to be used for future deck reconstruction on campus. There was some discussion, however, no decision was made at this time.

**Future Board Meeting Schedule-** The following dates for the next BOD meetings were established: February 22<sup>nd</sup>, May 17<sup>th</sup> and July 26<sup>th</sup>. All BOD meetings will be at 1:00 p.m. in the HPM Conference Room. The Annual Meeting will be held at 9:00 a.m., Friday, September 1, 2017, at the Big Sky Water and Sewer District #363 Building.

## **Other Business**

**Unit 14 Deck Update-** Dige reported that the deck issue is almost complete. There was a request for \$200 from the BOD to be put towards this deck which was granted. As a result, no landscaping will be done at this time by the HOA aside from filling the holes from the old deck of unit 12 in the spring.

## **Adjournment**

*A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 3:02*