



PO Box 160099 Big Sky, MT 59716

Board of Director's Meeting
October 20, 2015 at 4:00 pm
Hammond Property Management

I: Call to Order

Scott Hammond called the meeting to order at 4:03 pm.

Board members in attendance were Judy Nilon of unit 23 (via conference call), Jim Hammelman of unit 11 (via conference call), Bob Shanks of unit 30 (via conference call), and Kelly Brown of unit 22. Also in attendance were Scott Hammond, Ryan Welch, and Michelle Everett of Hammond Property Management (HPM).

II: Approval of the last Board Meeting Minutes

Nilon made a motion to approve the minutes of the February 13, 2015 BOD meeting. Bob Shanks seconded the motion. All were in favor. None opposed. The motion carried.

III: Schedule Annual Owners Meeting

The Annual Owners Meeting is scheduled for 9:00 am on Friday, February 12, 2016 in the conference room of the Big Sky Water and Sewer Building. Shanks recommended discussing some issues that arise with short term renters. Hammond and Shanks will set up meetings with property management companies to discuss these issues.

IV: Financial and Reserve Funding Review

Hammelman provided the Reserve Funding Review. Hammelman stated that the association should end the year within budget. Reserve funding is performing on track. Hammelman believes that the budget should remain at \$340,000. The staining rotation will begin again in 2016, as will crack sealing on the asphalt.

a. Fire Suppression System Costs

Hammond discussed the fire suppression system costs. The cost of the 2015 inspections doubled over 2014. The main reason for the cost increase was water pressure spikes which caused water to infiltrate the system and dilute the antifreeze agent. The contractors had to then drain and refill the systems to get them back to code. The cost of the glycol has also increased significantly. Hammelman asked if these issues are likely to happen again. Welch said that it is a possibility. There is also approximately \$3,000 worth of repairs that need to be addressed. The board agreed to go ahead with the repairs. Hammelman stated that the association will increase the fire suppression line item in the 2016 budget.

V: Initiate 2016 Project List

a. Painting Rotation

Two buildings will be painted in 2016.

b. Utility Boxes

Two more utility covers will be done in 2016.

c. Staining of Entry Doors and Pillars

Hammond and Welch stated that both the entry doors and pillars should be refinished soon.

VI: Old Business

Hammond stated that the pool coping work has been holding up very well. Hammelman asked if the Restore product used on the pool coping would be a good product to apply to the front stoops. Welch will look into it.

VII: New Business

Shanks asked if any upcoming landscaping projects should be considered. Welch said that the landscaping looks good, but some trees may need to be warrantied.

VIII: Adjournment

Hammelman made a motion to adjourn the meeting at 5:00 pm. Nilon seconded the motion. All were in favor. None opposed. The meeting adjourned.