



PO Box 160099 Big Sky, MT 59716

**Board of Director's Meeting**  
October 22, 2014 at 4:00 pm  
Hammond Property Management

**I: Call to Order**

Presiding Officer Brad Fretz called the meeting to order at 4:03 pm.

Board members in attendance were Brad Fretz of unit 43, Judy Nilon of unit 23 (via conference call), Jim Hammelman of unit 11 (via conference call), Bob Shanks of unit 30 (via conference call). Also in attendance were Scott Hammond, Ryan Welch, Tom Davis, Michelle Everett and Bethany Davies of Hammond Property Management (HPM).

**II: Approval of the last Board Meeting Minutes**

Brad Fretz made a motion to approve the minutes of the February 14, 2014 BOD meeting. Bob Shanks seconded the motion. All were in favor. None opposed. The motion carried.

**III: Annual Meeting Scheduled**

The Annual Owners Meeting is scheduled for 9:00 am on Friday, February 13, 2015 in the conference room of the Big Sky Water and Sewer Building.

**IV: Reserve Funding Review**

Jim Hammelman provided the Reserve Funding Review. There should be close to \$200,000 in Reserves by the end of the 2014 year. The 2014 budget is on track. The Board will not anticipate any other un-budgeted expenses in this fiscal year.

**VI: New Business**

*a. Insurance*

Subject to market conditions at year-end, Hammelman believes that the insurance premiums should stay relatively flat from 2014. In addition, HPM has sent out correspondence to each owner requesting proof of \$300,000 in liability insurance consistent with the requirements of the Association's Declaration.

*b. Closed Circuit Television*

Brad Fretz presented research on Closed Circuit Television (a security system) for the property; a proactive approach to the growth of Big Sky. The estimate to add four cameras is \$7685. HPM and the Board will research the security system further and look into potential ongoing maintenance costs. Fretz will write a paragraph in the announcement for the Annual meeting.

*c. Potential Visual Improvement Initiatives*

*1. Golf Course Shed Area*

Bob Shanks has worked with Sam Woodruff and HPM to clean up the golf course shed area.

*2. Asphalt Alley*

Owners have only given positive feedback to the Board and HPM regarding the planter boxes in front of the units. Bob Shanks complimented Laura Zitzer on her work planting, watering, and maintaining

the plants throughout the summer. HPM will stain the boxes and place additional boxes in front of the end units next summer.

3. *Necessary Tree and Shrub Replacement*

Several trees will be replaced next spring. Individual owner can pay for tree replacements and the HOA will provide the maintenance; however owners must first request permission from the Board.

4. *Building Utility Covers*

The Board and HPM have received positive feedback on the utility covers. The Board approved of building two more utility covers in 2015.

5. *Power Boxes*

HPM will request Northwestern Energy level the power boxes across the property. The Board discussed hiding the power boxes or planting flowers around them. However, there are underground electrical wires and Northwestern Energy will not allow digging anywhere near them.

d. Board Vacancy

There is a vacancy on the Board. Kelly Brown has expressed an interest in serving. If any other owner is interested in serving on the Board, please contact Brad Fretz directly at 406-599-5117.

**VII: Adjournment**

Brad Fretz made a motion to adjourn the meeting at 5:04 pm. Bob Shanks seconded the motion. All were in favor. None opposed. The meeting adjourned.