

Crail Creek Club Condominiums

PO Box 160099 Big Sky, MT 59716

*2017 Annual Owner Meeting
Friday, September 1, 2016 @ 9:00 am
Buck's T-4 Lodge, Big Sky*

MINUTES

Call to Order

President Gary Walton's (612) called meeting to order at 9AM

Board members in attendance were Tom O'Connor (unit 629) via conference call, Cami Weber (unit 605), Mike Pollard (unit 608) and Bill Pinna (unit 630, via conference call).. Owners in attendance were Brian and Mare Dige), John and Sharon (via conference call), Paul and Becky(unit 620), Barb Calahan (613) Ann Shader, Carol (?)

Guests included Rich Lindell, CPA of Lindell and Associates as well as Scott Hammond, Ryan Welch, and Michelle Everett of Hammond Property Management (HPM).

Establishment of a Quorum

Fifty percent of the membership votes are required to conduct the meeting; Quorum met

Approval of 2016 Annual Meeting Minutes

Mary Dige made a motion to approve the minutes of the 2016 Annual Meeting. Mike seconded the motion. All were in favor; none opposed. The motion carried.

2016 Financial Report

Lindell discussed some highlights of the financial report. See attached.

Year end is December. Should end the year on budget.

Discussed savings of Trash. Switched to new company that made a huge difference in savings.

Mike asked why there is an increase in insurance. Rich Lindell explained premiums have increased everywhere with more claims filed for roof and fire damage.

Ann S asked why sprinkler costs have increased. Scott Hammond answered with having under budgeting in the past this item has increased around town.

Gary asked if we should look into new insurance carrier. Rich answered that policy runs Aug-Aug so was just renewed with United Fire and Casualty but that board should be prepared with quotes before next renewal.

2017 budget will not increase and will remain 225,000

Now that trees are mature on campus, conversation to lessen that budget item was made as the need to add more has lessened

Hammond proposed adding dripline to aspens some owners want to add at own expense. Cami asked for explanation of what a drip line was and Hammond explained. Conversation lead with agreement that new trees are fine but owners must make sure they add drip line also.

Rich Lindell discussed 2018 budget. Dues will remain the same but budget is allocating line items differently to use surplus.

Rich was excused from meeting

Property Management Update

Ryan Welch with Hammond discussed some highlights from the property management report. Discussed Gutter work done, and with that should see less leaks in 2017. Last winter had a lot of frozen pipes so asked that owners keep garages at a minimum of 55 degrees. Heat tape was turned off earlier in March which saved money. In April Bridger Tile did some tile repairs and that deck railing replacement were done by a company out of Hamilton.

Hammond has switch out all fire extinguishers and asked owners to reach out if needed.

Annual chimney inspections were done and went well. Only fire places needing it were clean but all were inspected. In June CCC switched to a new Garbage contractor. now pick up is between 11:00 and noon so Hammond can do in the morning before and not have to do at 5am like in the past. This also deters owners from setting trash out the night before pick up.

Window in Unit 611 broken by golfer. Golfer admitted damage and is working with insurance to replace.

In July units 609-612 were painted. Used Expert Finishes and were extremely pleased with their work.

Units 617-620 just wrapped up and deck rot has been found. Photos of rot were passed around and discussed. Original contractor used interior wood on the exterior decks which is part of the problem.

Hammonds plan is to prioritize damage and try to fix in a timely manner using exterior metal flashing and exterior wood.

Hammond commented on lack of carpenters available. Gary asked for different wood options and looking into Trexx. John and Sharon via phone mentioned Resilit hardwood and their favorable experience with it and conversation had. Resilit is 100% Apex plastic, a synthetic option that would last for years and would need oiling every 3-4 years. IPE Wood is the kind.

Scott Hammond will investigate options. At this time it appears only knee walls are affected.

2 buildings a year will be completed with deck painting. next will be 621-624, then 613-616, this will be in order buildings were built.

No motions were made and Hammond will move forward with maintenance.

Election of Board of Directors

All of the current board members were willing to continue to serve on the board with the exception of Gary. He will be moving and selling his CCC. Conversation asked for nominations and Ann Shader nominated herself for a 2 year term. All were in favor and the motion carried.

New Business

Hammond discussed the state of the Association's roofs. The roofs are aging and will need to be replaced as early as 2018. The current roofs have a Bylin heat tape system installed to prevent ice dams that lead to roof leaks. The system has been pretty successful, but costs \$12,000-\$15,000 to run annually. Welch stated that there were approximately 10 roof leaks during the past winter that lead to water damage inside of units, which were repaired with HOA funds. The group discussed options for new roofs. Hammond suggested two options: a cold roof system and a very thorough conventional roof, including extensive underlayment and proper flashing. Cold roofs are significantly more expensive but do not require heat tape or roof shoveling. Hammond believes that some of the underlying problems and challenges with a conventional reroof are a lack of insulation and extensive heat loss from the buildings. Hammond presented an analysis of the Crail Creek roofs done by an engineering firm. He believes their estimates for the cost of installing a cold roof were very high. Anne asked savings with cold roofs. This would include \$15,000 for not having heat tape, 10,000 for annually roof shoveling and adds up to \$1000's of dollars in savings. Hammond discussed success with Hidden Village roofs using the cold roof option. Cost is 50-100% more that just replacing roofs. Will need quotes and more information to decide route to take. Red Leaf is hired to do a study, Roofing committee in place. Mike asked why report didn't accomplish this and Scott Hammond explained that engineer report versus

actual quote was way off. Scott is for cold roofs and asked that board to consider individual versus group mentality and adding cost based per unit instead of looking at entire bill. Cami would like to see a balanced report of how property values will increase and what energy savings will be. Scott can get hard numbers for construction costs but energy savings cannot be guessed. With cold roofs there would be no leaks, no need to shovel and no heat tape. Roofing committee will be made up of Anne, Tom and Bill. Scott will meet with Red Leaf to bring cost down of study.

Conversation had to change bylaws so voting by phone would be an option. Motion was made to authorize amendment. Carol was first, Ann seconded and all agreed. Motion passed unanimously.

Adjournment

Gary asked for additional new business and there was none. Meeting adjourned at t 10:38 a.m.