

Silver Bow Owners Association

QUARTERLY MEETING –WEDNESDAY, FEBRUARY 21, 2018, @ 1:00 PM
HAMMOND PROPERTY MANAGEMENT CONFERENCE ROOM

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 1:11 p.m.

The following Board members were in attendance in person: Kirk Dige, Ken Cummings, and Lisa Prugh. Joe Woodmansee was in attendance via conference call. Barbara Bozman-Moss and Boyd Teegarden were absent.

Also in attendance were Lou Halmes (unit 12), Scott Hammond, Dustin Long, and Katie Coleman from Hammond Property Management (HPM).

Approval of the 11/1/2017 Board Meeting Minutes

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

Treasurer's Report

The Treasurer's Report was presented after New Business in order for Halmes to be officially present. Halmes stated that the A/R Aging has gone down and that there is nothing significant to address. There was a gap in the check register, so no motion was made. It was determined that acceptance of the check register from September 15th forward will be addressed at the May meeting.

Manager's Report

Long presented the manager's report (attached) and focused on the highlights over the past few months. The BOD asked that slush events in regard to snow removal be cleaned up in a timelier fashion.

New Business

Appointment of New Board Member to replace Al Malinowski- Dige informed the group that Malinowski sold his unit and per the bylaws he was removed from the Board. The bylaws provide for the BOD to fill the vacancy. Dige introduced Lou Halmes and spoke about her qualifications and her interest in serving on the board.

A motion was made to nominate and elect Lou Halmes to replace Al Malinowski on the Board of Directors for Silver Bow Condos. The motion was seconded and carried.

Election of Board Officers- *A motion was made to elect Lou Halmes as Secretary/Treasurer, and to retain Ken Cummings as Vice President and Kirk Dige as President. The motion was seconded and carried.*

Approval of Board Member Signees for Bank Accounts- Current signees are Dige, Malinowski, and Marjorie Knaub of Knaub and Company, P.C.

A motion was made for Halmes to replace Malinowski as signee on the bank account. The motion was seconded and carried.

Dumpster for Spring Cleanup of Large Items- A discussion was held regarding renting a “spring cleaning dumpster” for the HOA. It was determined that a dumpster would be reserved for May 23rd-30th with notices being distributed to owners via email and posted on current dumpsters in mid-April. It was suggested that the fenced storage area and tool shed should be cleaned out using that dumpster in the spring.

Old Business

Proposals for Replacement of Dumpster Shed Doors- A discussion was held regarding the two dumpster door replacement proposals. It was determined that the group would go with Precision but would like to confirm that the scope of work includes a completed project and that it is consistent with the design at Yellowstone Condo complex.

A motion was made to select Precision’s bid for \$14,400 but to confirm that it includes labor and materials to build, paint and install 12 metal framed doors with Hardiback plank siding. The motion is contingent on Dustin meeting with said contractor at Yellowstone Condos to review the preferred door closure design. The motion was seconded and carried.

Unit 19 Improvements- Dige updated the group on correspondence with the owner of unit 19. A discussion was held.

A motion was made to approve unit 19’s proposal to remove the outside stairway, replace the door with a window per the November 1, 2017 email from the owner. The motion was seconded and carried.

Deck Approval Architectural Requirements/Original Decks Needing Replaced – Dige and Hammond are working on this project.

GIS/Silver Bow Address Updates – This project will continue in the spring.

Rules and Regulations - Dige and Woodmansee will attempt to complete prior to the May meeting.

Solar Power- The group reviewed and discussed the proposal to add solar power to the pool building. The payback period would be 19.4 years which is a return on investment of 1.4% per year at a total cost of \$47,174.

A motion was made to reject the solar proposal for the pool building. The motion was seconded and carried.

Correspondence

Scott Hammond read a letter from the owner of unit 37 regarding a plumbing leak and his positive experience working with the HPM staff.

Adjournment

A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 2:26 p.m.