

Pines Condominiums Phase II

PO Box 160099, Big Sky, Montana 59716

2017 Annual Owners Meeting | Thursday, August 31st, 2017 | 9:00 AM

Hammond Property Management Conference Room

Meeting Minutes

Call to Order

Walter Kobin called the meeting to order at 9:13 AM, MST.

Board members in attendance were Walter Kobin (I-2), Judy Bohnenblust (L-3), Laurie Sheldon (K-4). Owners in attendance were Doug & Sarah Crowther (J-1), Peg Kobin (I-2), Cathy Elledge (K-3), Jack Bohnenblust (L-3), and Karen Braun (I-1) via phone. Others in attendance included CPA Rich Lindell, and Scott Hammond, Jeff Malinowski, Mike Palmer, Kris Malinowski, and Seanna Farrow of Hammond Property Management.

Determination of Quorum

Quorum was met at 78.57% of the membership present either in person or by proxy.

Approval of 2016 Annual Meeting Minutes

Judy made a motion to approve the 2016 annual meeting minutes as presented. Laurie seconded the motion. All in favor, none opposed, and the motion was carried.

Financial Review, Treasurer Report, 2018 Proposed Budget

Rich Lindell presented the financial report (see attached). There was a deficit in the operating budget. A motion was made to allow Rich to move the reserves to the money market account. Signers for the account will remain the same, and Judy Bohnenblust will become an additional signor.

A motion was made and seconded to keep HOA dues at \$1,250.

Laurie suggested adding \$2,000 to the fire-suppression budget line item, by decreasing the betterment budget to \$3,000. Jack motioned to approve the 2017 budget as presented and with the amendment. Karen Braun seconded the motion. All were in favor and the motion carried. Rich Lindell was excused from the meeting.

Management Report

Mike Palmer presented the manager's report. Main points included:

- Pristine maintenance finished siding repairs
- ITM performed fire suppression checks
- 46 North removed all dead trees from campus
- Ground/roof shoveling was done as needed, once per building
- 46 North completed spring cleanup. As of a few weeks prior to the meeting, the irrigation system was not working (main pump out of order). Mike is communicating with Williams Plumbing to schedule repairs.
- All chimneys were inspected in June, as well as cleaned if necessary.
- Woodpeckers were mitigated to the best of ability. New gable vents have been ordered and will be painted to replace damaged ones. Palmer will check the front of unit K-4 for a damaged vent and possible loose shingle.

Walter Kobin commented on the need for the snow removal crew to have adequate operators and equipment for the plowing season, so this year goes smoother than last. HPM replied they are prepared and confident for the upcoming winter season. Kobin instructed HPM to plow/dump snow into the M building lot.

Old Business

Board Positions

Cathy Elledge made a motion to keep the current slate as is, with no additional members added. Jack Bohnenblust seconded, and all were in favor.

Deck Staining

Mike Palmer informed all that touch up paint for the exterior of the condos is available at Paint Factory in Bozeman, under the name 'Pines 2'. The association is not responsible any touchup painting between scheduled maintenance.

Parking

Kobin requested that two additional parking signs be installed on Coniferous Road, in addition to the existing one. Palmer will put this on his list. Kobin commented that the campus is experiencing excessive cars due to tenants, and expressed concerns for emergency vehicles, and snow removal equipment. Without hiring a lawyer and impeding property rights, there is not much to remedy the situation; however, HPM will communicate with Elevated Property Management and ask their tenants to be respectful of the campus parking and owners.

New Business

Scott Hammond estimated 5-7 years to complete all exterior painting. Jack Bohnenblust suggested it be done on a 'as-needed' basis. Kobin agreed and asked HPM to note any buildings that need paint before others.

The next large project will be the roofs of the condos.

Adjournment

Laurie Sheldon motioned to adjourn the meeting at 10:18 AM, MST. Kathy Elledge seconded, and all were in favor.