

Silver Bow Owners Association

**QUARTERLY MEETING –WEDNESDAY, FEBRUARY 27, 2019, @ 1:00 PM
HAMMOND PROPERTY MANAGEMENT CONFERENCE ROOM**

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 1:00 p.m.

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

Also, in attendance were Scott Hammond, Josh Hickey, and Katie Coleman from Hammond Property Management (HPM).

Approval of the 12/5/2018 Board Meeting Minutes

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

Treasurer's Report

Halmes presented the Treasurer's Report which was included in the meeting packet.

A motion was made to accept the check register for November 21, 2018 through February 26, 2019. The motion was seconded and carried.

Manager's Report

Coleman presented the manager's report, which was included in the packet, and reviewed applicable items prior to Hickey's employment. Johnny's Appliance was scheduled to conduct a repair on a washer and a dryer. A section of gutter was added above unit 27. Communication between HPM and owners regarding deck replacement was conducted. A discussion was held regarding a gutter repair request.

Hammond formally introduced Hickey who addressed the BOD speaking to his background prior to HPM. He stated that he ordered a new hot tub cover and is modifying the pool room system for efficiency and organization. Requests were made for the pool furniture to come indoors during winter.

New Business

Spring Cleaning Dumpster - Dige stated that the HOA provided a dumpster for the membership for spring cleaning in 2018 and the group discussed offering the service again. It was determined that HPM would facilitate and communicate with the membership about providing a dumpster on campus over Memorial Day, 2019.

Old Business

Deck Replacement Approvals- Deck plans were provided to the group for review. After some discussion the following was determined.

A motion was made to approve the plans for unit 16 deck subject to confirming the railing will be the same as unit 26. The motion was seconded and carried.

A motion was made to approve the plans for unit 26 deck. The motion was seconded and carried.

A motion was made to approve the plans for unit 34 deck. The motion was seconded and carried.

A discussion was held, and it was determined that the BOD needs more details from the owners of unit 39 prior to further consideration of their deck plans.

A discussion was held, and it was determined that in spring, the owners of unit 47 must remove the posts remaining from previous deck demolition. They must be removed completely by a professional contractor, flush with ground and in a safe manner. They are currently a safety concern as they exist.

Landscape Committee Report- A brief discussion was held it was determined that this item will be added to the May agenda for more discussion. Hickey will limb trees with orange tape, trim any trees away from the buildings, and obtain a bid for tree fertilization.

Lighting and Electrical Project Report- A discussion was held, and it was determined that the group would select a fixture and Hickey and McKillop will work together in the spring to move forward with the next steps of the project.

Rules and Regulations Committee- Tabled.

Walkways Committee- Dige stated that the group will work on this in spring.

Correspondence- Dige shared communication from two neighboring units regarding items being stored on common elements. Dige will attempt to rectify the situation through communication with both parties.

It was decided that an email to the membership will be sent in May reminding owners to clean-up their respective common areas per the rules and regulations while also announcing that the Spring-cleaning dumpster be provided. BOD members were encouraged to walk the campus prior to the next Board meeting to identify issues at various units.

Adjournment

A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 2:35p.m.