

Silver Bow Owners' Association

ANNUAL MEETING – August 31st, 2018 @ 9:00 AM
BIG SKY WATER AND SEWER DISTRICT CONFERENCE ROOM

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 9:08 a.m., made introductions and determined quorum (61.4%). He also thanked the members of the association for their continued support of the Board of Directors (BOD) in their efforts to conduct business for the Association and to maintain property values of the Silver Bow condominiums.

The following Board members were in attendance: K. Dige (unit 45), President; K. Cummings (unit 8), Vice President; L. Halmes (unit 12), Secretary/Treasurer; L. Prugh (unit 46), Director; J. Woodmansee (unit 66), Director; and B. Bozman-Moss (unit 20), Director.

Owners present were G. Singer (unit 2), D. Bozman-Moss (unit 20), P. Heckman (unit 57), R. Frugh (unit 9), M. Immenschuh (unit 44), C. Meyer (unit 67), L. Callaghan (unit 47), B. Steffens (unit 18), M. Kurreck (unit 11), B. Maves and J. Rouse (unit 15), K. and J. Savage (unit 24), J. and C. Neu (unit 34), and M. Leeper (unit 64).

Also present were Hammond Property Management Representatives D. Long and K. Coleman; and Knaub and Company representative M. Knaub.

Approval of the 2017 Annual Meeting Minutes

A motion was made to approve the 2017 annual meeting minutes as submitted. The motion was seconded and carried.

Manager's Report

D. Long presented the Manager's Report, which reflected routine managerial items. Long addressed large projects that are underway. The largest is the exterior lighting project on campus. Long stated that he is in the process of obtaining a bid for a plan to revamp the system. He anticipates this project to be conducted in the spring of 2019. Long stated that the boiler on the hot tub was replaced which will ultimately save the HOA money over time. Swallow mitigation is an ongoing project on campus, adding deterrent to areas where the birds attempt to build nests. The dumpster doors were replaced on each of the six dumpster sheds. Mature shrubs were being trimmed throughout campus, removing branches from roofs and around buildings. Long stated that new parking lot/unit number signs would be completed this fall.

Dige stated that the BOD formed a committee to address sidewalk issues on campus. Technically, sidewalks are limited common elements which are the responsibility of the individual homeowner to maintain. However, considering there are many sidewalk issues, it would be more efficient for the HOA and owners to address the sidewalk issues as a group.

Treasurer's Report

Marjorie Knaub presented the Treasurer's report. See attachment to the meeting packet.

No action was required.

Discussion & Approval 2018-2019 Budget

Dige introduced Lou Halmes as the new treasurer who replaced Malinowski. He then presented the proposed budget for the upcoming fiscal year. He stated that the budget had not increased since 2012 and the BOD was presenting a 2.5% increase for the upcoming year primarily for the operating budget. A discussion was held regarding increasing the budget more than the proposed amount in order to prepare for future maintenance.

A motion was made to approve the 2018-2019 budget as presented. The motion was seconded and carried.

Nominations and Election of Board of Directors

The three-year Board terms for Dige and Prugh were up for election this year. There were no nominations from the floor.

A motion was made to elect Dige and Prugh each to another 3-year term. The motion was seconded and carried.

Other Business

Sharing List of Owners- A request from the floor was made to share a list of owners with the membership. Dige stated that this was an old practice that was ended due to issues with privacy laws. It was determined that HPM would conduct a survey of the owners regarding publishing an HOA owner list with phone numbers and email addresses. Owners would be able to opt in to have their details shared to the membership.

Adjournment

A motion was made to adjourn the meeting at 10:10 AM. The motion was seconded and carried.