

Pines Condominiums Phase II

PO Box 160099 Big Sky, MT 59716-0099

**2015 Annual Owners Meeting
Thursday, September 3, 2015 @ 9:00 am
Big Sky Water and Sewer District Conference Room**

MINUTES

Call to Order

Presiding Officer, Walter Kobin called the meeting to order at 9:00 am.

Officers in attendance were Walter Kobin (I-2), Judy Bohnenblust (L-3), Karen Braun (I-1), and Douglas Crowther (J-1). Participating owners were Peg Kobin (I-2), Laurie Sheldon (K-4), Carie McKinney (L-2, via conference call), Sarah Crowther, David Laing (L-1), Stewart and Mary Ann Parks (J-4), and Jack Bohnenblust (L-3). Also in attendance were Rich Lindell of Lindell and Associates; Scott Hammond, Mike Palmer, and Allison LeBlanc of Hammond Property Management (HPM).

Determination of a Quorum

Fifty percent of the membership votes are required to conduct the meeting; 92.8% of the membership votes were present from proxy and those present.

Approval of the 2014 Annual Meeting Minutes

Braun made a motion to approve the minutes of the 2014 annual meeting. Doug Crowther seconded the motion. All were in favor. None opposed. The minutes of the 2014 Annual Owners Meeting were approved.

Financial Review / Treasurer's Report and Proposed Budget

Lindell presented the financial report. He advised that all receivables have been paid, and cash balance has increased from last year. The installation of copper caps caused the association to go a little over budget, however, it is not anything to cause concern. They also experienced some unexpected fire suppression repairs causing that line item to go over budget as well. Lindell stated that the contingency fund will help offset these overages. Overall, the budget has performed as intended and will end up in a similar position to last year.

Laurie Sheldon moved to approve the proposed 2016 budget as presented and Judy Bohnenblust seconded the motion. All were in favor and the motion carried.

Landscaping Report

Representatives Will Hensley and Clay Cook from 46North discussed the current status of landscaping. They advised that overall, the campus is in great condition. Hensley inquired about spraying some thistle on the east side above the pump house but would like to make sure they are within the Pines property line. Hammond and Kobin stated that spraying in this area would be beneficial to the campus and gave authorization to proceed.

There was some discussion about the removal of trees on campus that are not doing very well, including two blue globe spruces and a choke cherry. It is unknown what is causing these trees to die but all were in agreement to hold off on removal until Kobin and others can take a look. They will continue to monitor the trees and make a decision on removal at a later time.

Kobin brought up the necessity for a retaining wall outside the L building. This is needed due to the steep slope and will help to prevent erosion. Kobin explained that the association will need to share in the cost of the wall. The owner of L1 (Laing) will cover the cost of the back fill because he has requested to extend his patio at his expense and it will require the soil to be built up to the level of the wall.

Property Manager's Report

Hammond announced some staffing changes at HPM with the departure of Beth Hickey. Mike Palmer is now the field representative for the complex and has worked closely with Hickey during the transition. Hammond highlighted some maintenance items that have occurred on campus this year including a roof repair at L4, some gutter work, and some bids that have been requested for some needed repairs. Hammond discussed getting a quote to do some chinking where some freeze thaw cycles and moisture getting in between the stonework and the walkway. Hammond advised this is not a critical item but should be looked into soon. Hammond and Palmer also discussed the roof leak at J3 and explained that the leak was found to be caused by some damaged flashing.

The group then discussed some fire suppression repairs. There was an extensive repair done on Butler's unit. Stewart Parks (J4) also advised he had a fire suppression leak in his utility room that was repaired recently. Hammond noted that leaking and repairs are unfortunately common in these systems.

Hammond then presented the group with a photo of a stepped concrete wall and explained that on (7) units, water has the potential to puddle where a masonry cap was not installed. Two units already have the cap in place from original construction. Hammond advised that this is not a crucial repair but asked owners to take notice and watch the issue. If it gets to be a bigger problem, they can look into filling the area with a floor leveling compound.

Hammond also discussed some walls that are beginning to show some damage due to their exposure and extensive heat. The damage is especially noticeable on J1 and K1 but it is also showing on L1 and I1. Hammond advised that HPM is looking at getting bids to refasten the belly boards where they are separating from the wall, but it has proven difficult so far. HPM will follow up once they have a better idea of cost.

Kobin brought up the potential need for dryer vent cleaning and whether or not to consider regulating regular cleanings. After some discussion, all were in agreement that HPM is to get a quote. Once they have the exact cost, the entire association should be scheduled for cleaning. Once they have a report from the cleaners, they can determine how to proceed with regulated cleanings moving forward.

Old Business

- *Board Positions* – Kobin announced the change regarding the number of Board members to at least (5).
- *Fireworks* - Kobin stated that the elimination of fireworks on campus has been well received and they have not noticed any issues with fireworks so far.
- *Deck Staining* – Staining of decks was discussed briefly. Kobin advised that as a limited common element, it would be the homeowner's responsibility to have their deck stained.
- *Parking* – Overflow parking has been an issue, mainly during ski season. Kobin reiterated to owners that any cars in the way of plowing will be plowed in. In addition, owners need to be aware and considerate of their neighbors when parking.

New Business

Pet Waste Stations

Sarah Crowther mentioned her concern regarding dog waste around campus. She suggested that installing a waste station would be beneficial in reducing the amount of waste from dog owners walking their pets in the area. HPM will install two waste stations, one at the entrance and one at the top of the hill.

Crack Sealing

Blohnblust asked if an inspection can be done to determine whether or not crack sealing will be needed soon. After some discussion, it was decided that HPM will get someone to evaluate the road bed. Unless any pressing issues are discovered, the work can be scheduled for spring or summer 2016.

Board Member Nomination and Election of Officers

Kobin announced that there is currently a board position available. He nominated Sheldon to fill this position and recommended that the current board be reelected to serve another term.

Laing moved to elect the slate as proposed and Doug Crowther seconded the motion. All were in favor and the motion carried.

Adjournment

Doug Crowther made a motion to adjourn the meeting and Sarah Crowther seconded the motion. All were in favor and the meeting adjourned at 10:25 a.m.