

Bear Paw Suites Home Owners Association

PO Box 160913 | Big Sky, MT 59716

2018 Annual Meeting

December 21th, 2018 | 9:00 AM
Hammond Property Management

Minutes

Call to Order

The meeting was called to order at 9:11 am. Owners in attendance included Michael Murray (2B) via phone, John Lerch (2D) via phone, and Bo Broyles (2C). Others in attendance included Scott Hammond, Ryan Welch, and Seanna Farrow of Hammond Property Management (HPM), and Ben Holst and Kevin Germain of Moonlight Basin. Quorum was established by owners present on the phone, in person, or by proxy.

Approval of 2017 Annual Meeting Minutes

John motioned to approve the 2017 annual meeting minutes as presented. Mike seconded the motion. All were in favor and the minutes were approved as presented.

Moonlight Update

Ben shared that the annual MBOA meeting is coming up at the end of January and a date will be shared soon. A cardboard compactor and glass recycling center will be added to the trash station at the base of Jack Creek Road. Different lighting options for the trash area are being considered. In addition, an electric fence will be installed to deter bears during bear-season. The Cowboy Heaven log gate recently fell and rotted. Plans to have it replaced by a structural engineer using reclaimed timber and stone are underway. Plans for a new waste water treatment plant are also underway for August 2019.

Proposed 2018 Budget

Michael motioned to approve the 2019 budget as presented. Bo Broyles seconded the motion. All were in favor and the budget passed.

Elections of Board of Directors

John motioned to reelect the current slate for another term. Bo seconded the motion. All were in favor and the motion to reelect the current slate passed.

Manager's Report

Dustin presented the manager's report. Main points included:

- Tested/replaced emergency lights/batteries where needed – continue to change to LED bulbs where applicable
- Coordinated repairs to gutter above unit C
- Added downspout extensions to help prevent erosion
- Repaired board and baton around building's exterior

Dustin obtained a bid from Expert Finishes in the amount of \$47,000 for the entire building to be stained. Dustin will also be obtaining bids from other contractors to share with the board before proceeding.

Dustin obtained a bid for replacing the current common-area carpeting with carpet tiles. The bid was for \$8,000. If the board were to proceed with this bid, replacing carpet in the future would be more convenient and less expensive. The board will consider. Dustin also obtained a bid for common-area cleaning. The board liked the bid, but asked that management have a conversation with the service provider about the group's expectations. Dustin will discuss with them a scope of work to share with the board.

Old Business

There was no old business discussed.

New Business

It was noted that there are currently two units for sale; units 2C and 2D.

Adjourn

The meeting adjourned at 9:51 AM.

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