



Annual Owners' Meeting

February 21, 2019, 9:00 AM

Big Sky Water & Sewer District Building
561 Little Coyote Rd.

Call to Order

President Collin Dobrovolny called the meeting to order at 9:01 AM.

Board members in attendance were Collin Dobrovolny of unit 13, Frank Alley of unit 36, Sue Merry of unit 35, Greg Bair of unit 32 (via phone). Owners in attendance were Carolyn Ostby and Keith Strong (unit 27), Michelle Palmer (43), Ida and Brad Sawyer (unit 14) via phone, and Ken Jackson (unit 42) via phone.

Also in attendance were Accountant Rich Lindell of Lindell & Associates, P.C., and Scott Hammond, Ryan Welch, Katie Coleman, and Robbeye Samardich of Hammond Property Management.

A quorum was established with 52.7% of the membership represented in person and by proxy.

Approval of the 2018 Annual Meeting Minutes

Alley made a motion to approve the minutes of the 2018 Annual Meeting. Merry seconds. All were in favor; none opposed. The minutes from the February 9, 2018 Annual Owners' Meeting were approved.

Financial Review

Rich Lindell provided the Financial Report and noted that the HOA is doing well with \$537,974 in total funds, up from \$407,197 last year. In the areas of Interior Maintenance and Repairs as well as Roof Shoveling, less was spent than budgeted.

A discussion was had regarding the swimming pool and coping repairs. Field rep, Ryan Welch noted that he believes we can get by with the "band-aid" fix of recoating this year but that eventually there will be a need to replace the coping. Hammond suggested renaming the "Betterment/Replacement" line item under the Reserves, to the "Betterment Clubhouse Facility". Lindell agreed to change this.

It was announced that the owners' dues will stay the same for the next year.

Katie Coleman, Hammond Property Management, asked if the board would be interested in shopping out insurance companies. Dobrovolny voiced concern over stable prices up until now and the issue of a Loss Run Report, which would be necessary for a quote thus alerting the current policy holder of the HOA visiting with other companies. It was decided to bring this up again next year.

It was noted that the current contractor for building staining has recessionary pricing and that we should be prepared to see rising costs as we shop around for a company to do this work. Said company was unable to fulfil the job scope last year; only completing one building and zero garages. A decision will need to be made between trying to complete the usual two buildings this year or add a third to catch up from last year. This is if we can find a contractor to take on the job. It was also mentioned that Welch would do a door inventory to determine which doors need immediate staining.

Approval of 2019 Budget

Dobrovolny would like to survey unit owners for interest in annual or bi-annual exterior window washing with costs being added to home owner dues.

Alley makes a motion to approve the 2019 Proposed Budget, Sue Merry 2nds. All were in favor and the motion was approved.

Management Report

Welch reported the property manager's report and focused on highlights over the year. There was an itemized report included in the annual meeting packet. He noted that he continues to chip away at the sewer drains. It was mentioned that new utility boxes were installed at units 48 and 51. This was the first year with no fish in the pond.

Welch reported that this June there will be more detailed chimney cleans, with the contractor cleaning from the top which means removing the caps. A discussion was started regarding a unit owner inquiring about installing a wood burning insert in their unit. A licensed and insured contractor has been on site to survey the scope of work and it was determined that the project would not require any changes be made to the integrity of the building. It was decided that the owner is free to move forward with the installation, but they would be responsible for any additional costs associated with chimney cleans and inspections. Merry moves to approve, Alley 2nds. All were in favor.

Welch continued his report by stating that he met with Mastercraft Pools for a new coping estimate for the swimming pool.

Welch reported on failed heat tape continuing to be an issue around campus and the need in the future to invest in replacement. Heat tape is about \$12/foot. Expected life of heat tape is 11 or 12 years. Hammond suggested that a line item for heat tape replacement be added to the Reserves. It is brought up that it may be counterproductive to pay for campus wide new heat tape with new roofs being needed in the next twenty years. Hammond details another solution being a cold roof system. This is an expensive project but the ultimate savings in regard to electric bills, gutter repairs, roof shoveling, and steaming are worth considering. More conversations to come regarding these options.

The culvert running under Little Coyote was frozen solid. Ryan and crew were able to melt the ice and stopped any problems before they arose. BSCO, who manages the local trails is working on a solution.

Michelle Palmer (unit 43) expresses concern in respect to snow plow contractor who stores snow outside her guest bedroom window which blocks any sunlight or view. Welch suggested planting a tree outside the window to prevent contractor from storing snow there.

New Business:

Exterior window washing-Dobrovolny mentions the exterior window washing discussion held earlier and the desire to survey the membership.

Possibility of changing Annual Meeting to summer. Dobrovolny suggests adding this to survey. Hammond notes that when it comes to fiscal year and approving the budget the best time to hold meeting is end of November or early December.

Building maintenance- It was mentioned that one owner voiced concern that the buildings were not being as well maintained as in the past.

Election of Board Members

Frank Alley is up for renewal. Bob Shanks sold his unit and needs replacing. Carolyn Ostby has expressed interest in being a board member.

Collin moves to renew Alley and elect Ostby. Greg Bair 2nds. All in favor and the motion passes.

2020 Meeting Date to be determined

Adjournment

Sue Merry makes a motion to adjourn at 10:40 AM. The motion was seconded, all were in favor. None opposed. The motion carried.