



**Board of Directors Meeting
August 15, 2019 9:00 AM, MST
Spanish Peaks Clubhouse**

Call to Order: Collin Dobrovolny called the meeting to order at 9:06 AM. Present were Dobrovolny (Unit 13), Frank Alley (Unit 36), Carolyn Ostby (Unit 27), and Sue Merry (Unit 35), via phone. Scott Hammond, Ryan Welch and Robbeye Samardich of Hammond Property Management were also present.

Approval of the February 21, 2019 Board Meeting Minutes:

Ostby makes a motion to approve the minutes as presented. Alley seconds. All in favor and the motion carries.

Financial Review:

Board Treasurer, Sue Merry went over the financials provided by Lindell & Associates.

New Business:

- A. Ryan Welch of HPM highlighted numerous projects:
- The new satellite box was installed in the clubhouse.
 - There is a strong need for new pool coping. It does not appear that the short-term fixes of the past 5-6 years will hold any longer. The cost of replacing the coping may run anywhere between \$16,000-\$20,000 on the low end, or up to \$50,000. The contractor will have a better idea when he begins. The board agrees to get on the schedule for next spring and requests that HPM schedules an initial time this fall for cutting into existing coping and establishing a baseline for project needs.
 - In addition, the state regulations for pool maintenance have been updated. Unless SPC moves to an automated system, it will be required that the water be tested every two hours; which is not feasible. An automated system requires testing once a day. There are two options when it comes to an automated system. Purchasing the equipment or leasing the equipment annually. When leasing the equipment, service calls are included in the price. Welch has found that these systems require a tremendous amount of maintenance. Welch recommends leasing the equipment annually versus purchasing. The cost of leasing is approximately \$1500/year.
 - Kissell Construction and Services is scheduled to begin the staining project at the end of August-beginning of September. This will include two buildings, fifteen garage doors, back doors of clubhouse, and touch-ups of boxes throughout campus.
 - A Touch of Glass is to begin the washing of exterior windows throughout campus. They will skip buildings being painted and come back later to complete the project.

- Welch reports the need for a considerable amount of heat tape repairs this fall and notes there were two buildings with extensive failure. This will require an electrician to evaluate and will include the need for the manlift. Welch agrees to provide Sue Merry with an estimate.
- Welch asks board about planting a tree outside of unit 43 to discourage snowplow contractor from piling extensive amounts of snow near the unit. Board agrees that HOA will pay for this tree as the snow removed from the entire campus ends up in this area.
- The board plans a campus walk-through after the meeting to discuss landscaping and tree trimming.
- Welch agrees to gather numbers for a potential cold roof project to be discussed at the annual meeting.

B. Collin Dobrovolny announced that his unit is for sale and feels that he should not serve past the annual meeting. The Notice for the annual meeting to include a statement regarding the board being open to nominations to any interested parties.

Adjournment:

The meeting was adjourned at 10:00 AM.