

Crail Creek Club
Board Meeting | Tuesday, June 3 2020

Meeting Minutes

Call-to Order

Bill Pinna called the meeting to order at 10:00 am.

Attendance

Board members in attendance included Bill Pinna, Ann Scheder-Bieschin, Bryan Dige (each via phone) and Tom O'Connor. Others present included Scott Hammond, Ryan Welch and Seanna Farrow of Hammond Property Management.

Alanah Griffith was briefly present at the beginning of the call and will be present at the next meeting to discuss the governing document rewrite.

Next Meeting(s)

The board agreed to meet again on Friday, June 12 at 1:00 pm to discuss the governing document rewrite further. The location of the annual meeting will potentially be changed from Buck's T-4.

Capital Reserve Study

Lindell and Associated worked with Tom to prepare a capital reserve study document. Essentially the 2020 and 2021 roofing project cannot be funded without a line of credit. Roofs are the only capital expenditure project scheduled for next year. HPM and Lindell & Associates will continue to work with the bank on securing a line of credit.

Roofing Update

The group received an additional proposal from Jack Paris for the installation of permanent roof diverters to be installed during construction, in place of temporary diverters installed last year. The diverters will be helpful in redirecting water from the roof pitches. Forthright's proposal for the diverters was an additional \$9,402 for units 601-612, and the price for diverters on the remainder of the buildings was built into the future contract cost. Bryan motioned to approve this expenditure. Tom seconded the motion, and all were in favor. It was noted that the contract price does not reflect additional heat tape expenses.

Roofing Contract

Tom motioned to approve the signed contract in the amount of \$213,088 with Forthright Construction. Ann seconded the motion, and all were in favor.

New Business

Stairwell Replacement Project

It was noted that several stairwells around campus need repair. The tile used on the stairwell during original construction is not weathering well and should be replaced with something more durable for the weather Big Sky experiences. Redwood was suggested as a possibility. Bryan made a motion authorizing HPM up to \$3,000 to investigate the initial steps of demolition and replacement options of the stairwell in the worst condition, which was noted to be unit 626 and 627. Tom and Ann both seconded the motion, and all were in favor.

Adjourn

Bill motioned to adjourn the meeting at 11:07 am.