



PO Box 160099 Big Sky, MT 59716

**Board of Directors Meeting  
July 28, 2020 9:00am  
Hammond Property Management**

**Call to Order:**

Frank Alley called the meeting to order at 9:05am. Present were Frank Alley (Unit 36) and Sue Merry (Unit 35); Carolyn Ostby (unit 27); Greg Bair (unit 32), and Jim McGraw (unit 2) via Video-Conference Call. Mike Palmer, Ryan Welch and Robbeye Samardich of Hammond Property Management were also present.

**Approval of the February 28, 2020 Board Meeting Minutes:**

*Carolyn Ostby made a motion to approve the minutes as presented. Jim McGraw seconded. With all in favor, the motion carried.*

**Financials:**

Sue Merry presented the financial report provided by Lindell and Associates. It is noted that moving forward, the garage doors will be included in building staining projects thus there will not be a separate line item for garage door staining.

**Old Business:**

Pool coping: Ryan Welch met with a contractor regarding replacing tile, plastering, and repairing the pool coping. Welch was given a verbal quote of \$40,000-\$50,000. He is waiting for a formal bid to present to the board.

**New Business:**

Mike Palmer presented the road map to cold roofs provided by Hammond Property Management. This document was included in the meeting packet. A discussion was held regarding the current roof problems and the need for a permanent solution. The current system that includes extensive heat tape, heat tape repairs, roof shoveling, and electrician costs is a temporary solution that is not satisfactory or cost effective. The board had questions concerning financing. HPM agreed to provide financing options to the board.

*Ostby makes a motion to move forward with hiring HPM as the project manager for the project as well as engaging an engineer. Merry seconds. With all in favor the motion carried.*

Frank Alley stated that there are no updates on the Rules & Regulations committee. He will provide updates at the next meeting.

A discussion was held regarding the board's decision to keep the pool closed for the summer of 2020 with the strict policies required with the governor's directive regarding COVID-19. The board maintains that it is still the best decision for the HOA. Welch agrees to winterize the pool.

**Upcoming Meeting Dates:**

A tentative date of Friday, February 12, 2021 at 9:00am was scheduled for the 2021 Annual Meeting.

**Adjournment:**

The meeting was adjourned at 9:58am

DRAFT