

Big Horn at Lone Mountain

Board of Directors Meeting
Tuesday, August 18, 2020 6:00pm
Via Go To Meeting
Meeting Minutes

Call to Order:

Board of Director President, Rennie Fleckman called the meeting to order at 6:03pm.

Board members present via Go To Meeting were Rennie Fleckman, Kim Northrop, and Melissa Warnock; excused Tuck Mallery; absent Eric Kronberg.

Owners in attendance were Adrienne Bavosa, Angela Alexander, Brent Cromley, Brian Crawford, Chris Clinton, Daniel Schweissinger, Jay Frischman, Jim Logar, John Baderman, John Knoedler, Judy Clark, Kathy Johns, Kevin Register, Lila Prigge, Lois and Fred Madsen, Magdalena Gelbke, Rebecca Husband, Susan Brennan, Susan Werth, and Thomas Lee. Also present were Doug Shanley, HOA accountant, Alanah Griffith, HOA counsel, Josh Hickey, Mike Palmer, Robbeye Samardich, and Scott Hammond of Hammond Property Management.

Scott Hammond introduced Hammond Property Management; the property management company hired by the HOA in April. He stated that that the board performed a thorough vetting process and that he was excited to be awarded the contract.

Financial Report:

Doug Shanley was introduced as the new accountant for the HOA. Shanley provided the financial report which was included in the meeting packet. He confirmed that the total in Quick Books matched the amounts in the HOA accounts. The HOA is currently \$16,842 under budget but this is partly because some projects such as the water cop inspection and roof clip maintenance have not yet been performed. Shanley stated that the accounts have FDIC insurance and all accounts are all fully protected against any bank failure.

Property Management Report:

Josh Hickey provided the property management report which was detailed in the meeting packet. Maintenance highlights included an update on upcoming Water Cop inspections, replacement of some designated areas of siding, completion of several roof repairs and chimney supports. Hickey stated that he is working with Alanah Griffith, Jim Mikulich, and the board on issues involving the unusable elevated decks at units 16-19. Landscaping highlights included spring cleanup, a heavy weeding and cleanup on the lower loop specifically because they did not get new mulch last season. July 1st HPM took over mowing, weeding, and irrigation after CPM resignation. HPM Instituted a reimbursement plan for irrigation; working with Big Sky Sewer & Water to track additional water usage at units where water is being used to irrigate. Located potential locations and pricing for dog waste stations to be installed. HPM currently has access to 46 units for emergency purposes. Hickey asked owners to provide keys or codes to access units in emergency situations as mandated by the March 2017 HOA Board decision. Chimney inspections are scheduled for fall; they were postponed in the spring after the death of George Gil.

HOA Counsel Presentation:

Alanah Griffith of Griffith & Cummings, PC was present to answer questions. She commented on Kevin Register's question regarding her advisement on the siding project. Griffith stated that the board has a duty to be reasonable with their decisions. The experts have reported that the siding needs to be replaced. Because the old siding cannot be matched, it is advised that a complete residing project take place to protect property values. Although some siding may be salvageable, the repair of certain siding and the replacement of other siding is not cost effective or advised.

Board of Directors Report:**Resignation of CPM:**

Fleckman stated that Misty Castle of Castle Property Management (CPM) resigned from her contract that was set to run through December 31, 2020. The board decided to pay CPM for an additional two months in appreciation of their years of service.

Residing Project:

Fleckman responded to owner questions regarding the residing project.

Will engineering consultants to the Big Horns benefit from their recommendations:

Forensic Building Consultants (FBC), consulted in 2016, was a company out of Oregon selected after vetting a number of companies. FBC performed an extensive evaluation with five experts on site for 5 days exposing 50 sites. They had no vested interest in their findings or recommendations.

Redleaf Engineering was consulted in 2017 to prepare bidding documents. In 2018 the Board asked Redleaf Engineering to perform an external inspection. Redleaf Engineering is a local company with excellent reputation and integrity. They have no vested interest in either their findings or their recommendations.

What are the reasons to replace all of the siding instead of the evidently damaged siding: Cedar is very expensive; Big Horn siding has not been maintained for almost a decade; the older "profile" is no longer available; older cedar boards are brittle and often damaged when removing lap siding above or below meaning that material cost, time and labor are thus impossible to control; there is inefficiency of restoration; ongoing maintenance expense; inability to correct underlying construction deficiencies with patchwork repair; and difficulty in finding workmen and contractors. With approximately 30-40% of damage overall, patch work replacement results in buildings in different states of repair and disrepair. Total replacement is thus cost effective in both the short and long-term. A local contractor estimated that replacing damaged cedar lap siding could cost approximately 3 times the cost of replacing the current siding with metal siding.

Project Timeline:

Although Counsel noted that the current By Laws do not require a majority vote, the board intends to obtain 46 units' approval to move forward with the complete residing project [further discussion on this point was curtailed in respect of announced meeting times]. Fleckman presented the survey results that showed that 69.8% of respondents are supportive of a siding project, 13.2% are against it, and 17% are undecided. As of meeting time, 53 owners had participated in the survey (75.7%). The Board has engaged Montana Construction Management (David Saenz) as the project management company for the project. Fleckman stated that owners will see bids from two companies using two different products; the board hopes to have information to present later this fall. The board will use a majority vote to decide product and design.

Adjournment: Kim Northrop motioned to adjourn, Melissa Warnock seconded, and the motion carried. The meeting was adjourned at 7:34pm.