

Yellowstone Condominium Owners Association

2019 Annual Owners Meeting
9:00 am Friday, July 26, 2019

MINUTES

Call to Order

Chairman Craig Chananie called the meeting to order at 9:01 am.

Introductions & Attendance

Officers in attendance included Craig Chananie (80D), Mark Wehrman (30A), Mike Henning (74D), and via phone Curly Hardyman (60A). Other Owners in attendance included Charon and John Warwick-Canning (14B), Jean White (22C), David Baer (44C), Katie Scherfig (74B), Janet Henning (74D), Alexis Stopka (75C), Sherri and Buddy Baker (79A), and Gary Carlson (80C).

Others in attendance included Scott Hammond, Ryan Welch and Katie Coleman of Hammond Property Management (HPM), Rich Lindell of Lindell and Associates, Laura Seyfang with the Big Sky Housing Trust, Cathy Gorman with Big Sky Sotheby's, and Samantha Smith of The Agency Insurance Division.

Determination of Quorum

51% of the membership must be present to conduct the meeting; 69% of the membership was present either in person or by proxy and quorum was established.

GUEST SPEAKERS

Laura Seyfang – Big Sky Housing Trust (BSHT)

Laura Seyfang of the Big Sky Housing Trust was present to share updates with the group surrounding current Big Sky housing conditions. She shared that their main focus is to work on improving the availability of affordable housing for local workers. She made note of the ongoing construction of the Meadow View properties currently being built behind the Big Sky Park. This is a subsidized project that is considered affordable housing with rental and re-sell restrictions.

Additionally, BSHT is currently working on establishing a program that encourages property owners interested in renting their property to rent to local workers versus vacation rentals. The program works with property owners and offers incentives to promote this idea, including alternative lodging vouchers when they visit, ski passes and more, depending on the owner's personal situation. BSHT also helps find and vet potential responsible renters, checks each unit quarterly, and creates a positive experience for participating owners.

Laura encourages the group to reach out to her if they are interested in working with the Big Sky Housing Trust on the program.

Samantha Smith – Agency Insurance Division

Samantha Smith of Agency Insurance Division was present to answer any insurance related questions the group might have. The policy is a "walls-out" coverage meaning the external complex, including decks, is covered in its entirety. Individual unit owners should assess their property interior and make sure that everything "drywall-in" is adequately covered. Owners should be certain that their interior policy has a loss assessment of \$5,000. If the HOA were to assess an individual owner, this would ensure their coverage up to that amount. If owners choose to alter their unit exterior from the original specs, i.e. decks, they must share these details with the association so insurance can be adjusted accordingly.

On a separate note, Craig stressed once again the importance of owners replacing the gate valves in their unit with a ball valve, which is an owner's responsibility to do. If something were to happen involving the valve, the HOA is not responsible for damages or costs related.

Buddy Baker asked Samantha and Ty to shop insurance frequently to be sure they are getting the best premium each year.

Cathy Gorman – Big Sky Sotheby's International Realty

Cathy Gorman, a realtor for Big Sky Sotheby's, was present to discuss the upcoming closing on a Yellowstone Condo – the only unit at the Yellowstone Condos complex that was put on the market and sold in 2019 so far. The unit was listed at \$415k and received two offers within 48 hours, though the selling price was not disclosed at the meeting. Cathy shared some other stats about the Big Sky real-estate market before departing.

Approval of 2018 Annual Meeting Minutes

The group noted two small corrections to be made. Mike Henning motioned to accept the changes and otherwise approve the meeting minutes as presented; Buddy seconded. The motion was carried.

Old Business

Deck Replacement/Maintenance

Scott started by sharing that historically, and in accordance with the bylaws, Owners have paid for replacement of their back elevated decks, and the HOA has maintained them with regard to painting/staining. It should be noted that entrance decks/stairways are an HOA responsibility to replace/maintain as they are considered a general common element, where back decks are considered a limited common element.

Mark stated that the letter shared with owners regarding deck replacement was not requiring anything from unit owners, but simply informing the membership that those with decks may consider replacing them due to their age (about 40 yrs.). Owners may extend their deck with board approval, and are fully responsible for the replacement cost and upkeep.

Painting Rotation

Management has arranged for two buildings a year to be painted, more if possible. Each year painting will be scheduled based on the budget and in order of buildings needing the most attention.

Financial Report

Financials were presented at the meeting by Rich Lindell. Fifteen percent of the operating budget is set aside into reserves and the account continues to grow in line with the board's strategy. All owners are current on their dues. Staining this year will put the association over budget – the amount is coming out of the operating surplus.

Manager's Report - HPM

Ryan presented the Manager's Report. Main points included:

- Tied into affluent water with the golf course
- Touch-up painting on SW part of campus (trim, fascia, etc.)
- Winterized irrigation
- Replaced two entryway decks. Two more are scheduled this year (20A, 22B), possibly a third.
- Ball-valve – BSWs is now requiring a backflow preventer be added to the unit when replacing valves to ensure water does not back up into the water and sewer lines. This allows for the isolation of water in case of an emergency.
- Replaced old pool filter with a sand filter. Some spa trouble and replacement of wires in the area caused the association to be over-budget for pool maintenance.
- Spring cleanup was performed

- Some windows were replaced due to golf balls
- Dropped a lodge pole pine near the entrance to campus that was dead
- Began paint rotation

The group thanked HPM for their management services.

Chairman Report

Craig Chananie delivered his Chairman's report. There have been conversations among owners and board members regarding deck replacement.

The expense to tie into the golf course's affluent water was funded by the HOA, but kept the membership dues from increasing. This expense eliminated the need for fresh water and takes advantage of gray water for the campus irrigation needs.

Owner Correspondence

- Charon asked for board input and approval to add minimal landscaping around her unit. Craig gave her an application to submit for board approval.
- Craig shared concerns from owners regarding the pool room floors and the need for cleaning. Ryan will communicate the concerns to the cleaning crew.
- An owner inquired about the possibility of voting via phone at future meetings. This requires legal involvement to change the bylaws. Craig stated that the owner turnout via proxy is typically pretty strong and the money required to address this consideration could be applied to campus projects.
- An owner commented on the lack of communication from management regarding the balcony replacement process. Craig shared that the board is available to guide owners with the process if they have questions.

Nominations for Board of Directors

The following Owners were nominated for election: Craig Chananie, Mike Henning, Peter Barber, Mark Wehrman, Curly Hardyman, and Charon Warwick-Canning.

Ballot for Board Election

Buddy motioned to reelect the existing board; David Baer seconded. All were in favor and the slate was reelected. The board consists of the following members: Craig Chananie, Mike Henning, Peter Barber, Mark Wehrman, and Curley Hardyman.

New Business

Gary Carlson asked if management could update the website information for Yellowstone Condos, including: budget to actual information, meeting minutes, updated insurance information, updated owner contact information, rules and regulations, etc. Management approved draft minutes to be posted, as well as financials as they are provided from the accountant.

Annual Meeting Date

The board will discuss next year's annual meeting date, and whether the meeting will be held on a Friday or Saturday in late July.

Adjournment

Craig Chananie made a motion to adjourn the meeting at 11:08 am. Gary seconded the motion and the meeting adjourned.