

Pines Condominiums Phase II

PO Box 160099, Big Sky, Montana 59716

2019 Annual Owners Meeting | Thursday, August 29th, 2018 | 9:00 AM
Big Sky Water and Sewer Conference Room

Meeting Minutes

Call to Order

Walter Kobin called the meeting to order at 9:01 AM, MST.

Owners in attendance were Walter Kobin (I-2), Laurie Sheldon (K-4), Dave Laing (L-1), Karen Braun (I-1) via phone, Daene & Carrie McKinney (L-2) via phone, and Stewart & Mary Ann Park (J-4). Others in attendance included Doug Bing of Blue Ribbon Builders; CPA Rich Lindell; Mindy Cummings and Liz Leman of Griffith & Cummings; Mike Palmer and Seanna Farrow of Hammond Property Management.

Determination of Quorum

Quorum was met with 87.5% of the membership present either in person or by proxy.

2020 Annual Meeting Date

The 2020 annual meeting date was set for Thursday, September 3rd 2020 at 9:00 am.

Approval of 2018 Annual Meeting Minutes

Laurie Sheldon made a motion to approve the 2018 annual meeting minutes as presented. Dave Laing seconded the motion. All were in favor, none opposed. The motion was carried.

Update on Building M Development

Doug Bing of Blue Ribbon Builders was present to deliver an update on the Building M lot of the campus. He thanked Walter, Mike and Mindy for their continued communication during the development process. Doug and his crew continue to make an effort to minimize their impact and influence on the association while they are on-site. Doug encourages owners to reach out if they have any concerns. Blue Ribbon projects a March interior-completion; landscaping completion will be executed at later date. The units will likely be listed for sale near Thanksgiving/Christmas time of 2019. The new units have minor layout changes that reflect more "mountain contemporary" design, rather than rustic, and the building has also been constructed with a cold-roof.

Financial Review and 2020 Proposed Budget

Rich Lindell presented the 2019 financial report. Main points included:

- Cash total is \$82,760 (\$32,760 in checking; \$50,000 in money market)
- Accounts receivable remains at \$1764.99 from 2016 – Legal counsel was to write-off the unpaid amount as fighting it would cost the association more in legal fees.
- The association is at a running deficit of \$19,544 (the year began with a \$16k deficit)
- The association was over-budget in insurance, legal fees, administrative fees, and snow removal expenses – totaling \$3300.

Rich presented the proposed 2020 budget. \$5,000 was added to the "legal fees" line-item, where it likely will remain. There were slight increases in insurance, accounting, landscaping, management and snowplowing line items. The group discussed the necessity of raising association dues to reflect money borrowed from the reserve account. To account for this money, Dave Laing motioned to increase the dues by \$450/quarter per unit and otherwise accept the budget as presented. One owner was opposed, and the motion was carried. Rich will prepare an updated and final budget. This would bring the association's deficit somewhere close to \$5,000-\$8,000 by this time next year. October invoices will begin to reflect the due increase (\$6800 per unit annually, or \$1700 per unit quarterly). An explanation of the increase will be shared with the membership.

Management Report

Mike Palmer presented the manager's report. Main points from throughout the year included:

- Fire suppression testing (federally mandated)
- Communicated with 26 North regarding landscaping
- Normal campus maintenance – woodpeckers, etc.
- Mitigated on-going roof leaks throughout the 2018-19 winter season.
- Performed driveway snow removal, and worked close with BSOA on roadway snow removal.
- Facilitated gutter cleaning – will continue to do so on an as-needed basis. HPM had little success with sub-contracting this service, but did receive one quote for roughly \$2500.
- Facilitated annual chimney inspections and cleanings
- Conducted interior roof-leak damage repair work

Owner comments

Laurie inquired about the missing dog-waste stations. This is being investigated. Owners also commented on the obstructed trail area adjacent to the Pines property. This property is open to others that have laid deadfall on the trail way.

Ballot Initiative

Via mailed ballots, the association voted in favor of changing the condominium name from "Pines Condominium Phase 2" to "The Upper Pines Condominium".

Proposed Declaration Re-write

Mindy Cummings has been working closely with Walter on the declaration re-write. She presented the group with highlights of the changes, and more details were shared in a mailed packet to owners. Mindy encourages the membership to review the changes and provide the board with feedback throughout the next month or so. The details of the re-write will then be shared and put to vote via written ballots before year-end. If 75% or more of the membership is in favor of the re-write, the changes will be filed.

Board Election

Mindy proposed staggered board terms as the most sensible way of constructing the slate moving forward; 2 one-year terms, and 3 two-year terms. Daene McKinney and Karen Braun nominated themselves for 2-year board positions. The group proposed the following slate:

- 1-year term (2019-2020) – Walter Kobin
- 1-year term (2019-2020) – Stewart Park
- 2-year term (2019-2021) – Daene McKinney
- 2-year term (2019-2021) – Karen Braun
- 2-year term (2019-2021) – Judy Bohnenblust

Walter will be leaving the board after this term and will be available to advise the next Chairman. Judy Bohnenblust was not present at the meeting, but expressed interest in being reelected to the board to Walter prior to the meeting.

Laurie Sheldon motioned to adopt the slate. Dave Laing seconded. All were in favor and the slate passed. The board will elect officers at the next board meeting.

Adjournment

Stewart Park motioned to adjourn the meeting at 11:39 AM. Dave Laing seconded the motion and the meeting was adjourned.