

## Crail Ranch Townhomes Board Meeting

Mar 5, 2021 at 10:00 am, MT

### Meeting Minutes

#### **Call to order**

Josie Erickson called the meeting to order at 10:00 am.

#### **Attendance**

Board members in attendance included Josie Erickson, Vince Meng, Jerry Hood, Jerry Mistretta, and Charlie Callander. Others in attendance included Mike Palmer and Seanna Farrow from Hammond Property Management (HPM).

#### **Revision to Rules and Regulations**

The board discussed concerns stemming from the short-term rental units on campus and how to address the ongoing concerns. One suggestion was to require that new owners be required to rent their unit for a 30-day minimum. Specific concerns include on-street parking, after-hours noise, and partying, etc.

#### Fine structure

Vince suggested that fines apply to the unit and owner, rather than to each short-term rental group there for a short time. Communication of infractions and fines should go directly to the unit owner (and property manager) to be addressed. Calls for after-hours noise complaints should first be made to the sheriff, so they are documented and addressed in real time.

The board will draft a revised version of the rules and regulations along with a letter of explanation and ask for legal counsel before circulating the document and calling a special meeting for a vote. A suggestion was made that rental units keep a laminated copy of the rules and regulations inside the unit for renters once it is finalized. Jerry and Josie will work on drafting a letter to send by June before the busy rental season.

#### **Loan Discussion**

In addition to First Security Bank (Big Sky), the board has been communicating with several banks about loan options for the cold-roof project before making a decision. The board will continue to communicate internally and with the accountant about the HOA's financial standing and cash flow. Mike will be sending the contract with Cornerstone Management Services to the board for review. The project is anticipated to start on Apr 1. HPM will be in communication with the ownership about construction plans, staging, and phasing.

#### **Adjourn**

Josie motioned to adjourn the meeting at 11:40 am.