



**Lone Mountain at Big Horn
2020 Annual Meeting
Monday, December 21, 2020 9am, MST
Via Go To Meeting**

Meeting Minutes

Call to Order:

The meeting was called to order at 9:01am by Scott Hammond. Board members present via Go To Meeting included Kimberlei Northrop, Melissa Warnock, Eric Kronberg, and Tuck Mallery and John Baderman of the A&M committee. Hammond announced that Adrienne Fleckman, Board President had a family emergency and was unable to join the meeting.

Owners present virtually included John Knoedler, Anita and Vincent Chevalier, Kathy Burnham, Brian Crawford, Kaia and Thomas Lee, Kathy Johns, Phil Russell and Sue Frederickson, Michelle Kristula-Green, Paul Kuhnmuensch, Chris Clinton, Cliff Clark, Cherry Eustace, Rebecca Husband, Lila Prigge, Karen Sahebzadah, Brent Cromley, Jamie Athenour, Ethan Jordan, Todd Lovshin, Jay Frischman, Kalani Cowles, and Joseph Green.

Others present virtually included Doug Shanley, HOA accountant; Alanah Griffith, Griffith & Cummings, PC, HOA legal counsel; Bob Mechels, Hip & Humble Architecture; David Saenz, Montana Construction Management; Tim Kent, First Security Bank; and Josh Hickey, Mike Palmer, Dan Lukas, Robbey Samardich, and Scott Hammond of Hammond Property Management.

Residing Project Presentation:

Bob Mechels of Hip & Humble Architecture presented the proposed siding products. The renderings presented offered different views of the campus with the proposed materials. Siding samples to be attached to a unit for owners to better see and understand the products.

Residing Project Presentation:

David Saenz of Montana Construction Management provided a brief introduction to his company, and his role with the siding project. MCM has been hired by the HOA to manage the siding project and its role is to be the owner's representative with the goal of keeping the project on schedule and within budget with the owner's interest at the forefront. As the project manager he will work with outside companies such as Big Sky Water & Sewer, 3 Rivers Communications, various satellite companies, State of Montana Building Inspectors, and others to ensure a smooth timeline. Regular reports to board, owners, and property management company to include construction to date, schedule status, and

expenditures to date versus contract value. He stated that their job is also to ensure construction quality and provide construction photos.

To date MCM has Reviewed "Building Assessment" by Forensic Building Consultants, Allied Engineering and Redleaf Engineering, reviewing documents by Hip & Humble for Bridger Steel siding, visited the site and examined existing siding, and current conditions of siding, soffits, fascia etc. Field visits with three contractors that included Langlas & Associates, Battle Ridge Builders, and Exterior Solutions Group and received pricing data based on Hip & Humble documents from each.

HOA Loan Presentation: Tim Kent of 1st Security Bank provided a cost estimate which included a 10% contingency which is required for commercial loans. A maximum projected cost for the siding project of \$4,267,00, with the HOA contribution of a little over \$1,000,000, bringing the siding loan to \$3,271,642. The terms of both loans (siding and deck) include a 20-year total; 2-years of monthly interest only payments during the draw period, followed by an 18-year amortization period with quarterly principal and interest payments. Individual owners will make quarterly payments to the HOA once amortization period has begun. Rate chosen by the board is a 5-year adjustable rate of 4.25%.

The decking project is estimated to cost \$840,000, \$12,000 per deck for standard ground level decks. The HOA to contribute 10% to get the deck loan amount to \$756,000. The 18 year amortized period is a long time for a deck loan; Kent will seek approval from the bank board and report back to the HOA.

Siding Special Assessment has been accumulating for the past 3 years and will provide the down payment. The reserves account will be held for other HOA improvements. Tuck Mallery was clear in saying that without the loan, the project would not move forward.

Business meeting:

Quorum was established with proxies and by owner's present.

Meeting notice was sent November 20, 2020.

Approval of 2019 Annual Meeting Minutes

Tuck Mallery made a motion to approve the 2019 annual meeting minutes as presented. Kim Northrop seconded, and the motion carried.

Financial Report:

Doug Shanley provided the highlights of the financial report and 2021 approved budget as presented in the meeting packet. The HOA is seeing a 5.8% decrease in regular assessments. Reserve Assessment is seeing a 2% increase. Siding Special Assessment is seeing an increase, with a total of \$5,728 per unit. Questions on the budget were fielded by Scott Hammond:

Water Cop Inspections: Hammond described the remote water shut-off system that is to automatically shut-off water when a leak is sensed. Every 3 years the system is to be inspected. The HOA insurance sees a significant amount of savings each year for having the system in place. The contractor and original installer were unable to facilitate the inspection in 2020. HPM will schedule with them for summer 2021.

Chimney Inspections: Owners are responsible for annual chimney cleans and inspections; they are billed back by the HOA. Units containing an electric fireplace are not inspected or charged.

Election of Board Members:

Shanley announced that the election ballots had been tallied with Adrienne Fleckman and John Baderman receiving the majority of the votes for the two open positions. With these results the slate is as follows:

Adrienne Fleckman, President (Three-year term ending in 2023)

Kimberlei Northrop, Vice President (Three-year term ending in 2022)

Melissa Warnock, Secretary (Three-year term ending in 2022)

Tuck Mallery, Treasurer (Three-year term ending in 2021)

John Baderman, Member (Three-year term ending in 2023)

A&M Committee

Eric Kronberg

Kim Northrop

Ken Demps

Mark Eklo

Ballot Proposals:

There are three proposals on the ballot, voting to take place in January via DocuSign format.

Proposal 1: Bylaws Amendment to Article V. "Board of Directors". This proposal amends the requirements to: (1) remove irrelevant provisions referencing the original Board and Declarant; (2) require Board members to maintain good standing on all HOA payments; and (3) require that a Director shall resign from the Board when offering his or her last Big Horn unit for sale because of potential competing risks and the appearance of conflict. A requirement of 75% of all units (53 units) voting in favor to pass the measure.

Proposal 2: To re-side, re-deck, and re-stoop the Big Horn Condominium Buildings. The vote will pass if 46 or more-unit owners vote in favor of the proposal.

Proposal 3: To obtain a bank construction loan for the residing and deck replacement. The bank loan proposal has the unanimous support of the Board. The vote will pass if 46 or more unit owners vote in favor of the proposal. There will be a Special Project Assessment to each Unit at the end of the construction period for the total balance due on their unit. Owners can pay their Special Project Assessment in full or elect to pay the amount by future assessments using the Special Project Assessment over a term of 18 years with interest.

The Board agreed to provide clear and accurate numbers for each project and the loan prior to the opening of the DocuSign Ballot Vote.

New Business:

Unit Transfer Notice per Bylaws: The group is reminded that Article XV of the Second Amended Bylaws states that any unit owner intending to transfer a unit by sale, gift, or trade shall give to the Association notice of said intention. This notice should include (1) name and address of intended transferee, (2) name and address of realtor, if any, and (3) name and address of title company, if any. The purpose of the notice provision is to assist the association with the collection of any unpaid assessments levied against the unit to be transferred.

Manager's Report:

Josh Hickey of Hammond Property Management provided the manager's report with highlights that included responding to emergency leaks at units 2 and 34; repairing several hose bibs throughout campus; repairing of several chimney supports; facilitation of summer irrigation and implementation of reimbursement plan; removal of hazardous trees on campus; and repairs to failing retaining walls. A full report was included in the meeting packet.

Adjournment:

The annual meeting was adjourned at 12:52 pm

Board meeting to immediately follow.