



**Lone Mountain at Big Horn
Board of Directors Meeting
Tuesday, May 18, 2021 6PM
Via Go To Meeting**

Meeting Minutes

Call to Order:

The meeting was called to order at 6:01pm. Board members present virtually included Rennie Fleckman, Kim Northrop, Melissa Warnock, and John Baderman. Other owners included Ethan Jordan, Lisa Ryskamp, Kathy Burnham, Anita Chevalier, Chris Clinton, Kaia Lee, Jamie and John Athenour, Rebecca Husband, Brent Cromley, Jeanne Frischman, Lila Prigge, John Knoedler, Jim Smedsrud, Susan Werth, Karen Sahebzadah, Cliff Clark, and Kathy Johns. Also present were David Saenz of Montana Construction Management, Scott Hammond, and Robbeye Samardich of Hammond Property Management.

David Saenz presented an update on the siding project that began April 19, 2021:

Saenz stated that he is pleased with the contractor, architect, sub-contractors etc.; he is finding a great team environment to manage the job successfully. Montana Construction Management's (MCM) job and priority is to the owners at Big Horn Condominiums. Material costs and delivery times are presenting the greatest challenges.

Daily Observation Report: Historical data is helpful for the project as a whole. This report documents weather, number of crews working on the job site, along with major observations, as well as 60-70 labeled photos. This report is turned in to the board at the end of each week.

The team started with building E3, removed wood siding, and took off existing building wrap which exposed some significant issues (destructive discovery). There is a systemic problem- no metal flashing at interface of the deck and the building. The metal flashing is intended to wrap around the building, including the deck area. Because it is missing, water has been able to get in, creating rotted wood and mold. This has been seen on every deck that they have observed. They also identified missing roof diverters on several units. These are used to divert water from the exterior wall and when not in place, water is able to come down and penetrate the building. A moisture meter is being used and information is being logged. A reading of higher than 15 is a concern. One unit was logged at 35; this is a major concern and lumber will need to be replaced. Saenz has called in a mold specialist.

The structural engineer and MCM work together to identify areas that need to be corrected.

Buildings E1, E2, E3, and E4 have been successfully renovated in terms of the areas that have been marked for replacement of lumber or mold. These buildings have been mitigated by the mold specialist. Building E2 (units 20, 21) were found to have pest nuisances. This will be mitigated by pest control who will work to identify additional areas of concern and to create a plan of action for the campus.

All siding has been removed on the first 4 buildings. Langlas met with a representative from the building wrap company to ensure that it is being installed correctly. Another level of assurance that the project is being done properly.

Notifications were sent to Buildings F1 and F2 owners stating that the project is ahead of schedule by about 3 weeks. This is mainly because of supply chain issues. Proper notification will always be provided; Langlas and MCM will work with owners who have conflicts.

Windows removed at unit 28 as a trial. They found the window did not have wrap or a sill pan. These prevent leakage and provide weatherization. Also, the windows were not properly installed. This experiment of what is to come proved a good proactive step. The windows will be installed properly, and the contractor is considering how to move forward with windows that are not being replaced.

Rennie Fleckman stated that the new decks will require new posts; helical piers are the least disruptive. To get sub-contractors in, the deck schedule will change. Some will be done earlier; others will be done later than originally planned. They are looking to be most efficient with time, money, and contractors.

John Baderman discussed satellite dishes:

3 Rivers Communications is working on the fiber optics installation. The cables are scheduled to be installed throughout the mountain area. They will be installing the cables in every Big Horn unit this summer. Next year high speed internet will be available to anyone interested. More timeline information will be provided as we receive it.

Owners do not need to take down their satellite dish; Langlas will remove and reinstall. A local company has been contracted to identify the best location to replace them to ensure the best service as well as to be aesthetically pleasing. Board backing is being used to prevent siding damage. Baderman stated that wireless receivers are available through your dish company. If you have notified the HOA that you no longer require your dish, they will not reinstall it; they will leave it in your garage.

All garage doors will be installed this summer; this means both Phase I and Phase II owners. Timeline details are forthcoming.

Q. & A.

Q. Rules & Regulations say you cannot use a dish for internet which is behind the times for current technology. I am referring to Starlink.

A. Starlink is both TV and internet which adheres to the one dish per unit rule.

Q. What is the estimated time on revised siding product and the quality?

A. Fleckman stated that the trim is scheduled to arrive next week, but she does not have a timeline on the siding delivery. Phase II steel siding is being ordered now and Langlas has agreed to store it until

next summer. This new product is a 50-year product with the bottom section being a strong 24 gauge steel.

Q. Will the new garage doors include new track?

A. Yes, complete package of door, track, and operating system.

Q. Can the red oak trim on the interior of windows be saved and reused?

A. David Saenz does not believe that the existing red oak can be used as they have found that the windows are not level. To maintain the manufacturer's warranty, they need to be installed correctly meaning the trim may not fit.

Q. Will we see a sample of the new siding?

A. Probably not but the board assures the group that it is quite similar. Unfortunately, the small sample needed to be returned when approval took place.

Melissa Warnock provided a progress report on the Rules & Regulations re-write which is currently in progress.

No decorations on the outside of units; no penetration of metal siding. Exceptions include keypads. These will need to be attached to a wood backing. David Saenz agreed to get details on this.

Pets on campus: the board's goal is to be fair to all owners. Request to please clean-up after your pets.

Rule prohibiting hot tubs on decks: a change to this rule is to be considered on a future agenda but currently on the backburner until the siding project is complete.

Regarding the interior round vents that provide fresh air: Because of radon and ventilation issues, the architect stated that he was not willing to block over them from the outside. They will continue to be part of the design.

Unit 2 has a radon mitigation system with external exhaust. This will need to be addressed in the future.

Next meeting: June 15th at 6:00 PM, MDT

Meeting adjourned at 7:05 PM