



**Lone Mountain at Big Horn
Board of Directors Meeting
Tuesday, June 15, 2021 6PM
Via Go To Meeting**

Meeting Minutes

Call to Order:

The meeting was called to order at 6:00 PM, MDT. Board members present virtually included Rennie Fleckman, Tuck Mallery, Melissa Warnock, and John Baderman. Other owners included, Anita and Vincent Chevalier, Brent Cromley, Jay Frischman, Brian Crawford, Adriene Bavosa, Lila Prigge, Cliff Clark, and Kathy Johns. Also present were Doug Shanley, CPA, David Saenz of Montana Construction Management, Mike Palmer, Dan Lukas, and Robbeye Samardich of Hammond Property Management.

HPM Manager's Report:

Dan Lukas provided the manager's report. Highlights included clearing of the manhole covers this winter and stated that he documented the locations for ease in future winters. Began planning with Anderson Pest Control regarding a campus wide maintenance program; ant mitigation was suggested, and potentially rodent control. Lukas worked with Big Sky Water & Sewer regarding the repair of a frozen mainline to units 1 and 2. Lukas stated that the newly installed snow brakes were very successful. They kept deck rail damage to a minimum. Lukas agreed to work with Ridgeline Roofing to suggest a plan for snow brakes moving forward.

Water cop inspections were due in 2020, because of scheduling issues the inspections did not take place. Lukas is working with Mountain Home Electric to facilitate this maintenance item.

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

The siding was removed from buildings E1-E4. The weather barrier and the insulation board have been put in place. Flashing is being installed. Specified doors have been installed and windows are in place. The next task is siding once it is delivered.

Siding has been removed on building F1, units 16 and 17. Overall, building F1 looks pretty good. Possible mold suspect found in areas near deck. MCM continues to identify rot and assessing needs for repair. They will contact Red Leaf for engineering approval.

John Baderman stated that he will be in touch with updated information regarding garage door installation dates. More traffic is to be expected with the re-opening of the resort. Baderman reassured the group that they will communicate to owners if there are any changes to the project schedule.

Fleckman stated that the supply chain is still an issue. Langlas is doing everything they can to stay on top of the schedule. They are still waiting for the siding. Langlas would like to continue stripping buildings, but the board has put the brakes on this to make sure that siding is on hand. She stated that there will be more information to come regarding window trim.

Q. & A.

Q. Will the observation reports be distributed?

A. Yes, we can post them to the website.

Q. Do you have deck costs?

A. Deck costs are only an average cost at this time. Deck costs are higher than anticipated.

Doug Shanley: Financial Report

Shanley presented the financial report that was included in the meeting packet. He discussed the loans that are in place and stated that he has not accessed them to this point. He anticipates obtaining funds when Langlas and MCM have their next draw.

Fleckman described the HOA loans as a 20-year total; 2-years of monthly interest only payments during the draw period, followed by 18-year amortization period with quarterly principal and interest payments. She stated that at the end of Phase II construction, owners may choose if they would like to participate in the loan. Owners may also choose to participate in a partial loan; owners do not have to take out the entire amount.

Next meeting: July 20, 2021 at 6:00 PM, MDT

Meeting adjourned at 6:40 PM, MDT