



**Board of Directors Meeting
Tuesday July 20, 2021 6PM
Via Go to Meeting – Approved Minutes**

Call to Order:

The meeting was called to order at 6:00 PM, MDT. Board members present virtually included Rennie Fleckman, Kim Northrop, and John Baderman. Tuck Mallery and Melissa Warnock were excused. Owners identified by their call-in numbers were Adrienne Bavosa and Doug Hansen, Anita and Vincent Chevalier, Cliff Clark, Chris Clinton, Brian Crawford, Brent Cromley, Jay Frischman, Kathy Johns, Ethan Jordan, John Knoedler, Rebecca Husband Maynard, Lila Prigge, Phil Russell, Daniel Schweissing, Jim Smedrud, and Susan Werth. Also present were David Saenz of Montana Construction Management, and Mike Palmer, Dan Lukas, and Robbeye Samardich of Hammond Property Management.

President's Report:

The satellite rules which were presented at the May 2021 Open Board Meeting were amended as per an owner recommendation and unanimously approved by the Board. They will be sent to HOA Counsel for finalization of the language and advice on enforcement.

In addition to local fox and moose, a bear has been on site all summer. Please be bear aware!

HOA rules are being revised. The Board was informed that a dog was unleashed and chasing a fox. Until rules are finalized, please be reminded that all dogs should be on a leash outside of the owners' home, and owners must clean up after their pets.

The August Board Meeting will include an update from the HOA accountant on Special Account Expenditures and the HOA loan.

A weekly meeting with Langlas, Owners' Project Management, John Baderman, Kim Northrop, and Rennie Fleckman addresses all construction issues. Supply chain delays continue with increased tracking and pressure from David Saenz, Owners' Project Manager and Bud Daigle, Langlas Project Manager.

HPM Manager's Report:

Mike Palmer provided an overview of the water cop system and stated that HPM has been working with Mountain Home Technology to understand the capabilities of the current system. Palmer stated that there are three functions of the system: the water sensors- these were originally placed under the refrigerator and under the washing machine- if the system senses water, it automatically shuts the water off to the unit; the on/off switch, a practical and useful aspect; and the communication/ or alert system, this is designed to have a call-out to a pager system. Over the years, most owners have moved away from having the required landline for alerting the appropriate persons. It does not cover every leak in the unit, only where the sensors are attached. Moving forward, HPM is looking for a game plan on a new strategy. This could include turning it over to owners and letting them do what they want with the

system or investigating an updated system that would likely lead to a communication effort via cell phone. [President's comment: the water cop system has saved thousands of dollars on insurance costs over the years. Owners were reminded that nothing can be done in the units that increases the price of insurance.]

Dan Lukas provided the manager's report. Highlights included installation this fall of roof bars with a focus on units with new decks. Big Sky Water & Sewer repaired the main line that serves units 1 and 2. It has been insulated and refilled. Blacktop is the next step. The water cop system was inspected in units 8 and 9. Dog waste stations have been ordered and will be installed on campus soon. Anderson pest control has been contacted for rodent control in the fall and ants in the spring. Delzer walked with HPM to inspect the roads. They are in good condition and do not need re-oiling this year. A full report was included in the meeting packet.

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

- In general, areas of dry rot and mold are being removed and/or remediated.
- 7 to 9 workmen have been onsite, fewer than previously.
- We are slightly behind schedule because of delays in material delivery – siding, wainscotting, soffit, screws, etc.
- The existing siding, soffit, and vapor barrier of buildings E1, E2, E3, E4, F1 has been removed. This specific task identified in the Schedule of Values as “Siding and Soffit Demolition” is 45% complete for the total Phase I buildings.
- Window installations are 45% complete. Metal drip flashing was received at the end of last month and is currently being installed.
- Scheduled visits from the Redleaf Engineering continue to occur during this reporting period. Joint observations with MCM include: 1) Ledger blocking and sheathing; 2) Patio ledger flashing; 3) Proper installation of windows and doors; and 3) Proper installation of building wrap.
- The (8) eight front doors (Units #8, #11, #21, #23, #27, #28, #29, #31) that were installed last month have been verified jointly by MCM and Redleaf Engineering to be installed correctly, and therefore have been approved.

Building E1 (Units 8-11)

Continued with soffit installation. Installation of base flashing for the siding has commenced; (verified installation of flashing to be under new Tyvek). Installed drip edge over windows. Cut out gable vents in the attic space for Units #8, #9, #10, and #11. Foam board installation is complete. Deck footing demolition has been completed. Soffit is complete. Base flashing is partially complete. Wainscot flashing is partially complete.

Building E2 (Units 20-23)

Continued with soffit installation. Deck footing demolition complete.

Building E3 (Units 24-27)

Existing deck concrete strip footings have been demolished. Windows at Units #24, #25, and #27 have been completed. Front door at Unit #27 is installed. Units #26, #27 attic vents in process. Continued with soffit installation. Foam board installation commenced. Flashing at base of siding is complete; verified

installation of flashing to be under new Tyvek. Installed drip edge over windows. Building rigid foam insulation is installed. Garage door trim installation is in place.

Wainscot flashing was installed by the contractor and verified by MCM to be installed incorrectly per the Tyvek recommendation; issue was corrected by the contractor. Deck footing demolition has been completed. Soffit is complete.

Building E4 (Units 28-31)

Performed gable vent openings with appropriate verified flashing tape. Continued with soffit installation. Deck footing demolition complete. Soffit is complete.

Building F1 (Units 16, 17)

Demolition of decks began on June 14. Siding demolition began; several areas were marked and identified by MCM for repair. Redleaf Engineering was notified and visited the site; confirmation was provided to Redleaf Engineering of areas that were exposed and visually reviewed. Ledger blocking was installed and verified to be installed correctly. Repaired area at existing sheathing caused by mold or wood rot. Unit #17 window header (lower deck side) was identified by MCM as suspect and was verified by Redleaf Engineering to be replaced. MCM verified work was performed and completed. Sheathing repairs have been completed and was observed by MCM and Redleaf Engineering to be installed correctly. Building vapor barrier was installed and taped correctly.

Progress is continuing; however, delivery dates for metal siding from the manufacturer are continuing to be delayed. Delays are related to production and transportation caused by the recent pandemic that has affected industry-wide procurements and deliveries. While some metal flashing material has been delivered, it has been requested to Langlas Construction to provide expected delivery dates for the metal flashing and metal siding for the remainder of the buildings. As a result of the material delay, the working crew has not been working at normal capacity.

As siding material is delivered, an increase of the crew will be required; the Worker Housing of these crews remain an open issue of not having sufficient housing per the contract. In anticipation of additional workers, Langlas has requested two additional units for housing.

Buildings E7 and F1 have commenced with siding removal and decking demolition. While minor mold remediation was required (and resolved) at Building F1, Building E7 appears to be in better shape than the other buildings thus far.

Doors and windows are being installed per the contract drawings. Garage doors are yet to be delivered, but patio doors and the required ledger flashing will begin installation at Building E3 in the next reporting period.

****Please note:** As the audio connection with David Saenz was difficult to decipher, many details above are taken directly from the observation reports provided by Montana Construction Management. These reports are posted on the Hammond Property Management website at <https://hpmmontana.com/> and providing the password **bighorn**.

John Baderman, Board Liaison to Owners Report:

An updated project schedule for starting and completion of units and garage door schedule will be provided to the ownership as soon as it is available. John reported that the weekly reports from David Saenz and engineering are now being published on the Big Horn section of the Hammond website. John also reported on site safety and asked for extra care and obeying all yellow tape areas and requested that rental units put a note in the unit to ask for the renters' cooperation as well.

Touch up paint work – communication will be coming with suggestions from HPM for list of local painters and decorators who may be able to help.

Kim Northrop, Board VP on site Report:

Kim and her husband Derrick walked around the site with David Saenz and Jim Goveia who works with David. Taylor Severson from Simkins-Hallin was on site and confirmed that patio doors are being installed correctly. Old patio doors were incorrectly designed for 2x4 construction – the new doors are being made for the 2x6 walls that we have. The doors will fit better. There is an interface issue where the flooring meets the door that requires adjustment. There is also a trim issue with some of the windows – not all the windows. The reveal of the window casing varies depending on which year the prior Andersen windows were installed. Some owner got notification of about ¼" gap around the trim. It will be up to the owners to paint the gap if it occurs in the unit. Overall impression is that we are very pleased with the quality of the work. We would like to see more workers on site, but they are trying to match workers to work, which is now a function of getting the siding and missing pieces. All the windows, patio doors and front doors are on site. We will have to coordinate for next year to get a paint match to match the new front and garage doors. It's very exciting to see the work and the quality of the work. Floors are being protected when contractors are finishing the windowsills with 2 coats of clear coat. However, as they come and go to put the windows and doors in, if you want your floors and carpets protected – you may want to throw some old sheets now to protect against foot traffic.

An owner commented that contractors should leave units in a mess. David Saenz described that conditions are normal and workers are not leaving a mess. Further, there will be a final inspection of the units to make sure that conditions are all satisfactory.

There were no more comments or questions.

Next meeting: Tuesday August 17, 2021, at 6:00 PM, MDT (Please send questions in ahead of time if you have them).

Meeting adjourned at 6:40 PM, MDT