

Crail Creek Club Board Meeting

January 7, 2021, 10:00 am

Meeting Minutes

Call to Order

Ann Scheder-Bieschin called the meeting to order at 10:04 am.

Attendance

Board members present included Ann Scheder-Bieschin, Bryan Dige, Rex Dollinger, Kathy Schauer, and Will Majors. Owners present included Alan Brokaw, and Charon Warwick-Canning. Others presented included Scott Hammond, Ryan Welch, Mike Palmer and Seanna Farrow of Hammond Property Management. All participants participated virtually via GoToMeeting.

Election of Officers

Bryan Dige motioned to elect Ann as President; Will seconded the motion. Will nominated Kathy for Secretary/Treasurer; Rex and Bryan seconded. All others were nominated as Members at Large. All were in favor and none were opposed. The slate is as follows:

- President – Ann Scheder-Bieschin
- Secretary/Treasurer – Kathy Schauer
- Member at Large – Bryan Dige
- Member at Large – Rex Dollinger
- Member at Large – Will Majors

Minutes from November 2020 Board Meeting

Ann asked that the section pertaining to the discussion of who is responsible for deck maintenance (individual owners or the HOA) be changed to accurately reflect the board's discussion stating that this is still unclear. With that modification, Ann motioned to approve the meeting minutes; Bryan seconded the motion. All were in favor and none were opposed.

Review of Annual Meeting Minutes

The draft meeting minutes of the annual meeting were circulated for review. They will not be approved until the 2021 annual meeting.

Financials

Ann spoke with Rich Lindell about obtaining quarterly financial reports for future board meetings. It was noted that the 2020 accounting fees exceed the budget and a letter was distributed to the board regarding costs incurred. The group asked HPM to obtain the current contract with Lindell's office for their review.

Property Management Report

The following deferred maintenance items were noted:

- Deck maintenance
 - The board is determining where the responsibility of deck maintenance or replacement lies
- Knee wall replacement
- Privacy wall replacement
- Maintenance of exterior cultured stone
 - This exterior item frequently needs maintenance and some of the rock walls need replacement or resurfacing
- Staircases

- After investigation it was found that beneath one, and likely many other, staircase was rotten, untreated wood in need of replacement. One stairwell has been approved for replacement. Aside from the only staircase on campus to have been constructed with concrete, the board continues to determine the best approach to replacing others throughout campus.
- Roof Replacement Project
 - The board will review this topic further at the next meeting.

Alan Brokaw asked if there is a way to track maintenance requests from owners. HPM has an internal system for tracking maintenance requests and at this point continues to follow up on requests from owners individually.

Ryan noted that deck painting was completed two years ago. Extensive paint touchup was done throughout the complex last summer and more areas will be addressed this coming summer.

NEW BUSINESS

Exterior Lighting

The matter of exterior lighting was discussed. Kathy plans to investigate some alternatives that offer more downward facing light, rather than light shining up and out that affects residents' units and contributes to light pollution in Big Sky. She will share information with the group later.

Unit Access for Emergency Personnel

Kathy presented the matter of installing Knox-boxes on campus which are essentially lock-boxes with keys to access units in an emergency. Kathy plans to investigate federal requirements, if any, and share the information with the board for consideration. Side note: about 70% of the complex is still on the master-key-system, and many other units have individual lockboxes at their door for access.

OLD BUSINESS

Governing Documents Rewrite

The current governing documents have been revised several times, as recently as 2007. Many articles and items within the documents are no longer relevant or enforceable. Ann has continued to work with Alanah Griffith on drafting new documents.

Ann asked the group to familiarize themselves with the draft documents for further discussion with Alanah, likely in March, and in preparation for distributing the documents to owners in the second quarter. The board will work on establishing a plan for sharing the documents with owners and receiving feedback before putting to a vote.

Rental Properties Discussion

Kathy expressed some concern regarding rental properties and the behavior of short-term guests. It was noted that the board has the power to alter the Rules and Regulations as they see fit for the benefit of the complex. Seanna will distribute the current rules and regulations to the board.

Alan commented on the restrictions regarding BBQ grills on decks and the reasoning behind the rule. When this rule was implemented into the Rules and Regulations it was unclear, even from the insurance carrier, about what is and is not allowed at HOAs in terms of grills. The board will review this rule.

Board Meetings

Rex suggested the board meet monthly for the next 4-6 months to focus on the list of campus projects. The group agreed and Seanna will communicate with the board on their availability for February and send meeting notice to owners.

Adjourn

The board meeting was adjourned at 12:08 pm.