

Crail Creek Club Board Meeting
Thu, Feb 4, 2021 2:00 PM - 3:00 PM (MST)

Minutes

Attendance

Board members in attendance included Ann Scheder-Bieschin, Bryan Dige, Kathy Schauer, and Rex Dollinger. Owners present included Allen Brokaw, Charon and John Canning-Warwick, Lindsey Majors. Also present were Scott Hammond, Ryan Welch and Seanna Farrow of Hammond Property Management (HPM).

Minutes from January Board Meeting

There was one adjustment noted under the topic of stairwells noted by Seanna. Ann motioned to approve the meeting minutes as adjusted; Bryan seconded the motion, and the minutes were approved.

Next Board Meeting

The next board meeting was scheduled for Thursday, March 4th at 2:00 pm.

Financials

There were no financial reports to share at this meeting. Ann anticipates having financial reports to share quarterly. There are currently no accounts in arrears. Kathy inquired about the overages to the Roof and Snow Removal Services line item and why the budgeted amount for 2021 did not increase to reflect the overages of years past. It was noted that this line item is unpredictable and varies year to year. The high overages were partially related to roof project expenses that were categorized there. This line item will be considered when preparing the 2022 budget. Water/Irrigation is another line item that often fluctuates depending on varying water restrictions year to year. This line item has been trending toward needing to be increased.

Property Management Report

Ryan recently walked the campus with two board members. He has been checking the heat tape throughout campus regularly, and there are no roof leaks to report to date.

Governing Document Rewrite

Ann reminded the group to review the proposed governing documents that were shared in draft form. Kathy offered to compile each board member's comments or adjustments to the draft documents and recirculate them to everyone as changes are suggested. Kathy will set up a Drop Box link where these changes can be shared.

Deferred Maintenance Items

Reroof Project

After discussion the group agreed to enable HPM to engage Forthright Contractors on drawing a contract for the roof construction of the remaining two buildings and schedule the work for spring 2021. Ryan will share estimates for the remaining construction with the board as soon as possible.

Stairwells

After discussing the condition of the stairwell at units 129 and 123 group agreed that as committed to at a previous meeting, that HPM would hire a contractor to demo one staircase and expose the internal structural concerns, then engage and hire an engineer to design the reconstruction of the staircase. It would be the intent that that design be used to replace the other staircases. The group will ultimately need to decide what the surfaces of the staircases will be. Scott asserted that tile is simple not an option for the rebuild due to the climate of Big Sky.

Adjourn

The meeting was adjourned at 3:30 pm.

