

Crail Creek Board Meeting  
Thu, Apr 1, 2021 2:00 PM - 3:00 PM (MDT)  
Held remotely via GoToMeeting

Meeting Minutes

**Attendance**

All participants joined the meeting remotely via GoToMeeting. Board members in attendance included Ann Scheder-Bieschin, Bryan Dige, Kathy Schauer, Rex Dollinger, and Will Majors. Other owners in attendance included Charon and John Canning-Warwick, Joseph and Barb Cahalan, and James Isaacson. Also in attendance were Scott Hammond, Ryan Welch, and Seanna Farrow of Hammond Property Management (HPM).

**Call to order**

Ann Called the meeting to order at 2:05 pm.

**Member Forum**

There were no specific items added to the agenda for the next meeting, aside from project updates.

**Approval of Minutes**

Bryan made a motion to approve the meeting minutes from March \_; Ann seconded the motion, and the minutes were approved as presented.

**Financial Reports**

Kathy spoke to the financial reports from Lindell. The current cash balance is \$34k in operating and \$50k in CD for a total of \$83k operating funds. There is one account in arrears. HPM will check with Lindell about the procedure for accounts in arrears. The 2021 budget is performing well overall. There were no further comments from the board.

**Property Management Report**

HPM has been assisting the board with the details of the loan for the roofing project. Estimates have been received from the roofing contractors and shared with the bank. Forthright Contracting is planning to start the remainder of the roof project the last week of May, weather permitting. They will be securing materials and plan to have the project completed in 10-14 days once started.

The board continues to discuss the details of the stairwell project. Kathy and Charon have each spoken with Montana State University about hiring graduates of the college on drafting designs for the board to consider. The design work encompasses knee walls, stairs, and other parts with limited architectural components; the board will need to determine what material to use for replacement. HPM suggested Trex, or redwood.

**Governing Documents Rewrite**

The board discussed at length some of the comments made on the current draft of the rewritten governing documents. Kathy will be redistributing the documents to the board with edits on the comments discussed so far. The remainder of the board comments to be discussed at a later date.

**Adjourn**

Ann motioned to adjourn the meeting at 3:38 pm.