

Crail Creek Board Meeting
Thu, Jun 3, 2021 3:00 PM - 4:00 PM (MDT)

Meeting Minutes

Call to Order

Ann Scheder-Bieschin called the meeting to order at 3:01 pm.

Attendance

The meeting was held remotely via GoToMeeting. Board members in attendance included Ann Scheder-Bieschin, Bryan Dige, Will Majors, Kathy Schauer, and Rex Dollinger. Owners present included Charon and John Warwick-Canning, Chuck Buker, Roger Warr, James Isaacson, and Alan Brokaw. Others present included Scott Hammond, Ryan Welch and Seanna Farrow of Hammond Property Management (HPM) and Ty Moline with Agency Insurance Division.

Member Forum

The group plans to discuss what preventative measures will be taken to mitigate roof leaks that continue to occur. This will likely include shoveling, steaming, and looking at the insulation needs in each unit. The group is aware that there is potential for mold to manifest as a result of leaking and will discuss further.

Approval of April Minutes

Bryan Dige motioned to approve the April meeting minutes as they were presented; Ann seconded the motion. All were in favor and the motion passed.

Next Meeting

The next board meeting as scheduled for Thursday, July 8, 2021 at 3:00 pm MT. The Hammond office is now open again for anyone that wish to meet in person; however, call in details will always be provided as well.

Insurance Discussion with Ty Moline

Ty Moline was invited to the meeting to discuss the HOA's current insurance policy which expires August 2021. There was an overview provided regarding current financing guidelines for what is referred to as 'warrantable condos', specifically addressing the investor guidelines as it pertains to ownership type and short-term rentals. The current carrier sent a notice of non-renewal due to the increased number of rental units at this association, which exceeds their limit of 10%. Following a recent survey, at least 40% of the units are considered short term rentals. Ty Moline has communicated with CAU who specializes in HOA's and may consider insuring the HOA; however, they may have a policy of no higher than 15% of units can be short term rentals. Another carrier Ty will contact is Nationwide.

A subcommittee was organized, including Kathy, Bryan and Rex, with the goal of communicating insurance requirements and 'best practices' to owners. It may become necessary to seek legal advice at some point during the process.

Property Management Report

A weed and feed application is scheduled for tomorrow (6/4). The irrigation system has been started, and loose stone on the exterior has been repaired or replaced as needed throughout campus. The remainder of the roof construction was completed on Sunday. If materials arrive on schedule, gutters will be installed mid-June.

Staircases

The board needs to determine a design before HPM can hire someone to bid the work. Kathy suggested Mike Donohue with Stillwater Architect whom she knows, who can potentially be onsite to help put together a design in the next three weeks.

Financials

Kathy will be contacting all delinquent accounts with a formal letter. Ann will have financial reports to share at the July board meeting.

Governing Documents

The board is still reviewing the proposed governing documents. Ann and Bryan will communicate with the other board members regarding their comments.

Adjourn

Ann motioned to adjourn the meeting at 4:29 pm.

DRAFT