

Crail Creek Club Board Meeting
Thu, Jul 8, 2021, 3:00 PM - 4:00 PM (MDT)
GoToMeeting and Hammond Office

Meeting Minutes

Attendance

Board members in attendance included Ann Scheder-Bieschin, Kathy Schauer, Bryan Dige, and Rex Dollinger. Owners present included Leif Johnson, and Charon Warwick-Canning. Scott Hammond, Ryan Welch and Seanna Farrow from Hammond Property Management (HPM) were also present. All owners were present via teleconference except Ann, and the Hammond team who attended at the office location.

Ann called the meeting to order at 3:00 pm.

Approval of Minutes

Kathy motioned to approve the June 3, 2021, board meeting minutes; Rex seconded the motion, and all were in favor. The minutes were approved as presented.

Next Meeting

The next board meeting was scheduled for Thursday, August 5, 2021, at 3:00 pm.

Member Forum

- Installation of AC unit
- Financials

Financials

There were no financial reports to discuss at this meeting; however, Ann and Kathy will obtain financials from Lindell's office for quarterly review. The 2022 budget will be prepared by Rich Lindell and Scott Hammond. A draft of the budget will be shared with the board for further discussion. A date for a budget meeting is to be determined.

Governing Document Rewrite

Ann and Bryan met with each other to discuss the boards comments and work to incorporate them into the draft documents. The edited drafts have been shared with the HOA's attorney Alanah Griffith, and final drafts will be ready to share with owners in the next two weeks. Owners will receive a letter of explanation and an invitation to join Town Hall meetings for further discussion. The board will hold an executive session after the board meeting to discuss the topic further.

Insurance Review

Agency Insurance Division has gone to several different carriers for proposals and most have declined coverage due to the percentage of short-term rentals at Crail Creek HOA. If another carrier will provide coverage for the HOA, the premium is likely to increase considerably, possibly double in cost. In addition to short term rentals, many insurance companies are cautious to insure the HOA due to wildfire risks. Kathy will share information with the group.

Roofs – mitigation of potential roof leaks

HPM will total up all repair costs related to roof leaks from the 2020-2021 winter season, including leaks from buildings with and without new roofs at the time. Two owners contacted the board about the possibility of having heat tape, Bylin and diverters installed in problem areas to mitigate the snow load and safety concerns. The board will discuss whether the installation and associated electrical costs will become an owner or HOA expense to install, and Ryan will get quotes to share with the board. Ryan suggested seeing how the winter progresses and only hiring roof shovelers and steamers to remove snow from actively leaking areas or if necessary, as doing so causes significant damage to the roofs. Any possibility of mold resulting from roof leaks should be investigated as necessary on a case-by-case basis.

Ann motioned to adjourn the meeting at 3:45 pm, and the board moved into executive session.