



**Board of Directors Meeting**  
**May 25, 2021 9:00am, MDT**  
**Via Go To Meeting**

**Call to Order:**

Frank Alley called the meeting to order at 9:05am. Board members present virtually included Frank Alley, Sue Merry, Carolyn Ostby, Greg Bair, and Jim McGraw. Ryan Welch, Mike Palmer, and Robbeye Samardich of Hammond Property Management were also present.

**Approval of the March 2, 2021 Board Meeting Minutes:**

*Carolyn Ostby made a motion to approve the minutes as presented. Sue Merry seconded and the motion carried.*

**Financial Report:**

Merry reviewed the financial report. The report shows a credit for the insurance claim of \$81,000; we do not have the expenses to offset that at this point.

*Ostby made a motion to approve the financial report. McGraw seconded; with all in favor the motion carried.*

**Old Business:**

Rules & Regulations Update; Frank Ally provided the draft update that the Rules & Regulations committee has been working on. The updated document sees an increase in the fine structure for violations. Quiet hours are to remain from 10pm to 7am daily. Also the language regarding pets on campus have been simplified to state that only unit owners are allowed to have pets; renters, guests, and family members may not have guests.

*Sue Merry made a motion to approve the updated Rules & Regulations. Jim McGraw seconded; with all in favor, the motion carried.*

**Pool & Clubhouse Update:**

The county has lifted all restrictions put in place for Covid 19. Welch stated that Big Sky Cleaning is scheduled for today and that we would have the clubhouse open by the end of the week. He will also prepare the pool to open as soon as weather permits; hopefully earlier than the usual first week of July.

**Roofing Project:**

Mike Palmer provided an update that included the current high cost of materials and stated that it may not be the worst news that we are not ready to get the project going for summer of 2021. He is hopeful that with the additional time that the project can move forward and possibly with improved costs. The project is currently in

the study phase and the board is considering all options regarding the roofs and solutions to the current issues.

**Update on December 6, 2020 fire to Building 6:**

Welch stated that reconstruction is in the initial stages. There were several delays with the HOA engineer working with a privately hired engineer by a unit owner. Resolution has been found and the next stages of reconstruction may begin; joists going back in, followed by electrical, plumbing, dry wall.

Realistically, a completion date of early 2022 can be expected.

**New Business:**

Disguising of transformer boxes throughout campus has been requested. Welch is working with Mountain Scapes to provide plant and bush options and cost estimates. There will be a need to work with Northwestern Energy on digging in the area.

**Manager's Report:**

Welch provided highlights that included heat tape failure at 14 units on campus. He requested approval to have sections repaired or replaced as the roofing project will not be occurring this year. He stated that an electrician will not know the needs or severity until he is on site therefore, he does not know just how extensive this will be but feels that is required before next winter. A beaver has been trapped and removed from the pond. He is working with Sam Woodger of Boyne to facilitate a creek clearing to minimize freezing issues seen the past few years. Staining is scheduled for units 43-47, and 48-50 this summer. Welch is working on an estimate for minor crack seal improvements for the campus parking lots. The full manager's report was included in the meeting packet.

**Next meeting:** A board of directors meeting was scheduled for Wednesday, August 11, 2021 at 9:00am, MDT.

**Adjournment:**

The meeting was adjourned at 9:56am