

# Yellowstone Condominium Owners Association

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**2020 Annual Owners Meeting**  
**9:00 am Saturday, July 25, 2020**

## **MINUTES**

### **Call to Order**

Chairman Craig Chananie called the meeting to order at 9:03 am.

### **Introductions & Attendance**

Officers in attendance included Craig Chananie (80D), Mark Wehrman (30A), Mike Henning (74D), and Curly Hardyman (60A). Other Owners in attendance included Charon and John Warwick-Canning (14B), Katie Scherfig (74B), Buddy Baker (79A), Gary Carlson (80C), Jeff Alger (30B), Chris Klein (63B), Sue Linsey (74A), and two unidentified numbers.

Others in attendance included Scott Hammond, Ryan Welch and Katie Coleman of Hammond Property Management (HPM), Sara Sipe of Lindell and Associates.

### **Determination of Quorum**

51% of the membership must be present to conduct the meeting; 60.3726% of the membership was present either in person or by proxy and quorum was established.

### **Approval of 2019 Annual Meeting Minutes**

Gary Carlson suggested changes and motioned to accept the meeting minutes with corrections; Curly Hardyman seconded the motion which was carried.

### **Old Business**

There was no old business to discuss outside of the Chairman's Report and the Manager's Report.

### **Financial Report**

Financials were presented by Sara Sipe from Lindell and Associates. Sipe addressed the highlights reflecting total fund balances and operating expenditures. She stated that the overall trend of the membership was at 52% of operating expenses which was on track for the budget. There were no questions from the attendees on the financial reports.

### **Manager's Report - HPM**

Ryan Welch presented the Manager's Report. Main points included:

- Painted units 74 A-D and 79 A & B
- Replaced 5 stairway entrances to date
- Chimney inspections and cleans
- Removed plexiglass
- Repaired a leaking pool light, a pool structural leak, resurfaced the entire pool, deep cleaned pool building
- Attempting to obtain spa jets but are no longer made
- Replaced entry light and laundry light with LED
- Winterized irrigation
- Conducted spring cleanup
- Closed pool due to state/county COVID-19 restrictions
- Replaced damaged parking lot posts

### **Chairman's Report**

Craig Chananie delivered the Chairman's report stating the BOD had been working hard due to the COVID-19 restrictions on pool usage restrictions and reopening the pool. The group took the time during the pool closure to conduct crucial repairs that will save money and water in the future. He mentioned handrail finishing touches and the upcoming completion of the front entrance staircase replacement project. Chananie felt the campus was looking good and he had received no complaints from owners.

### **Owner Correspondence**

- Carlson had a question on financials resulting in an updated budget to actual report being distributed. Carlson was concerned the BOD would not be able to control the budget with the 3 major projects occurring on campus. Wehrman felt strongly the BOD would be able to keep the budget under control without raising dues.
- Katie Sherfig requested that non-BOD members become involved with the nominating committee and also requested a bio listed with the nominees in order to help owners vote.
- Sue Linsey inquired about the crumbling concrete stoops and dead shrub replacement on campus, most especially where the Barber's had planted. Chananie stated he would look into these issues to determine how to move forward.
- Linsey also inquired about rekeying the pool. Chananie said the BOD can look into this.
- Linsey stated there was rumor of a unit on campus renting to a construction company with ten beds. Chananie stated he had not received any complaints to date but to keep eyes/ears open in case there are issues that were addressable by the HOA.
- A conversation was held regarding the water bill and tenant occupancy. It was confirmed that there are not individual water meters per unit, so the water bill is split equally among units based on square footage. After a discussion, the BOD will look into the cost of installing individual water meters.
- Sherfig stated the ramp to the laundry room is steep and slippery. She asked for something grippy added to prevent slipping.

### **Nominations for Board of Directors**

The following Owners were nominated for election: Craig Chananie, Mike Henning, Mark Wehrman, Curly Hardyman, Charon Warwick-Canning, Jeff Alger, Buddy Baker, John Canning, Susan Linsey, and Brad Reiersen.

### **Ballot for Board Election**

Sara Sipe presented the results from the ballots for BOD elections. The board consists of the following members: Craig Chananie, Mike Henning, Brad Reiersen, Mark Wehrman, and Curley Hardyman.

### **New Business**

Chananie requested Welch address the handrails on the new staircases. They need 'finished'.

Charon Canning asked for details regarding the painting rotation and the procedures around the rotation.

Investigate limiting the number of cars that rental units are permitted to have in the parking area.

### **Annual Meeting Date**

The group determined the 2021 Annual Meeting would be held on July 31<sup>st</sup>, 2021.

### **Adjournment**

Craig Chananie made a motion to adjourn the meeting at 10:39 am. Wehrman seconded the motion and the meeting adjourned.