

Crail Creek Board Meeting
Thu, Aug 5, 2021 3:00 PM - 4:00 PM (MDT)

Meeting Minutes

Call to Order

Ann Scheder-Bieschin called the meeting to order at 3:07 pm.

Attendance

Owners in attendance included Ann Scheder-Bieschin, Leif Johnson, Chuck Buker, Joseph Cahalan, Bryan Dige, Roger Warr, Charon and John Canning-Warwick, Kathy Schauer, and Graeme Ingham. Other present included Scott Hammond, Mike Palmer, and Seanna Farrow from Hammond Property Management (HPM).

Next Meeting Agenda Items

Charon asked the board to communicate with the insurance company about the possibility of determining a specific monetary amount the insurance premium has increased due to short term rental units. The board has asked Ty Moline's office if they can provide this information, and it may or may not be shown in the itemized premium statement. There are also other contributing factors, such as wildfires, that have increased the premium.

Annual Meeting Agenda Items

After discussion, Ann motioned to post-pone the September annual meeting to mid-October, date to be determined and finalized via email communication, Bryan seconded the motion, and all were in favor. Seanna will put together an email to the ownership with a brief letter of explanation of the rescheduled date.

Prior to the annual meeting, a Call for Nominations will be sent to the ownership requesting that any owners interested in running for a board position should provide a short bio and their name will be added to the ballot. With the additional time, the proposed rewritten governing documents should be ready to put to a vote at the annual meeting.

Minutes of July Board Meeting

Bryan motioned to approve the draft meeting minutes as presented; Kathy seconded the motion, and all were in favor.

Next Board Meeting Date

The next board meeting was scheduled for Thu, September 2, 2021 at 3:00 pm.

Discussion re: AC Units

The AC unit that the board was asked to consider involves modifying the exterior of the building and the consensus of the board was to stand by the governing documents that disallow exterior modifications. There are other heating/cooling options that don't require modification of the exterior that another unit Owner has installed in their unit. Information can be shared with interested owners.

Bylin and Gutter Update

Chuck Buker has been communicating with Scott and Ryan regarding concerns about his condo's roof. The current placement of the heat tape is horizontal and would be more efficient if it was reoriented to be vertical to help mitigate the ice damming. HPM will obtain an estimate for the board to review before approving this modification. Regarding the building's Bylin system, Ryan plans to speak with an electrician about the possibility of running vertical Bylin on the backside of the unit, if the building has the electrical capacity to do so.

Other Business

The board was asked to discuss the HOA's deferred maintenance list and capital improvement projects of the future, as well as the shape of the HOA's reserve funds. Scott explained that between 10-20% has been budgeted for reserves over the last two decades and this amount of money was essentially depleted to fund the reroof project, putting the HOA's reserves at about \$(192,000). A proposal of the campus' deferred maintenance items was put together and shared with the board in 2018, and the budget will need to account for the prioritized projects in order for them to get started.

Adjourn

The meeting adjourned at 4:35 pm.