



Unit Owner's Association, Inc.

Board of Directors Meeting Minutes
Tuesday October 19, 2021 6PM
Via Go To Meeting

Call to Order:

The meeting was called to order at 6:01 PM, MDT. Board members present virtually included Rennie Fleckman, Melissa Warnock, and Tuck Mallery. Excused board members were Kim Northrop and John Baderman. Other owners included Brian Crawford, Lila Prigge, Cliff Clark, John Knoedler, Claire Cunningham, Sue Frederickson, Anita & Vincent Chevalier, Adrienne Bavosa, Tracey Livernois, Kathy Johns, Rebecca Husband Maynard, Tim Johnson, Pam Berger, Kathy Burnham. Also present were Jim Goveia and David Saenz of Montana Construction Management; Dan Lukas and Robbeye Samardich of Hammond Property Management.

Announcements: Anyone interested in running for the single open Board position in 2022 should let Hammond Management know. Tuck Mallery is running for another term. Tuck is the current Board Treasurer and a lawyer who has also handled negotiations for all current contracts. He is running with the enthusiastic and unanimous support of the current Board.

Jim Goveia of Montana Construction Management presented an update on the siding project that began April 19, 2021:

Continued scheduled visits from Red Leaf Engineering. Reviewing deck framing on units 26 and 27; no deficiencies found with the installation. Waiting for approval from KCD and Langlas prior to formalizing punch lists.

E1 and E3: to be ready for punch list inspection

Buildings E1-E4: completed with all siding, soffit, and fascia, necessary windows, entry doors and patio doors.

Building E2, E7, F1 lights and vents still need to be performed.

Buildings E2 and E3 decks completed.

Building E4 Decks at units 28, 29, 30 completed thus far. Last deck in the building to be completed this next reporting period.

Building E1 unit 11, the deck has been completed. Framing has begun on unit 10; the remaining expected to be finished in the next reporting period. MCM provided a walk through to units 5, 21, 24, 31, 45, and 46, which are the worker housing units. Issues raised by MCM immediately reported to the subcontractors- KCD and Langlas.



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Building E7: 90% front façade completed, sides are completed; they are working on back.

Building F1: siding complete. Vents and lighting need to be finalized.

Building F2: all demolition completed. Facade and soffit completed. Window installation has begun.

The reports are posted on the Hammond Property Management website at <https://hpmmontana.com/> with the password **bighorn**.

The project has been identified as 64% complete of the construction value. During the next reporting period, six buildings will be in ready condition for the satellite dish installation at approved locations.

Board Member Reports:

Langlas & Associates has hired a new subcontractor to do interior trim work.

Garage doors to be delivered soon (supply chain issues have resulted in delays). Installation will begin then. For owners who did not order a new garage or front door, painting will not occur until the end of Phase II. The board will be compiling a list of owners that agree to garage door installation after Thanksgiving and those who prefer installation prior to Thanksgiving.

Phase 1 Buildings (E5-Units 41-44; E6-Units 45-48; E8-Units 55-58; E9-Units 61-64) that were not resided in 2021 will be the first buildings scheduled in building season 2022. We are optimistic that the original Phase 2 buildings will be able to be completed in building season 2022, but this is not a certainty. All of the common element siding materials have been purchased and obtained for all buildings, including phase 2, and will be on hand at the start of 2022 construction.

A question was raised about Langlas' commitment to the Big Horns. It was pointed out that Bud Daigle, the Langlas Project Manager for the Big Horn Condos, has provided an extraordinary level of support and commitment to every aspect of our project.

Melissa Warnock reported that she is working on a document regarding what to expect when you get back into your unit. Some points of interest include dust, nails popping through walls, boot prints on floor, window film on the interior of your new windows to be removed by owners, and to double check your trim work, which may look a little different than before.

Window coverings that have to be re-installed are the responsibility of the owner.

Owners are urged to reach out to Hammond Property Management prior to arriving in Big Sky to best facilitate access, new keys, keypads, etc. If new garage doors are installed, they should be set to the same code as before. Robbeye (Hammond Property Management) has asked that owners give her as much advance notice as possible (Monday-Friday, 8am – 5pm) when returning to Big Sky so that Hammond can ensure all of the keys and codes are available for entry into the units.



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Satellite dishes: the HOA is installing brackets for dishes in designated locations on the fascia. Owners cannot install dishes at any other location. Dishes that were removed are re-installed and pointed in the right direction, but you may need to contact your provider so that everything is working. Satellite dishes may not be placed on the roof. Nothing may penetrate the roof. The cables required for a Starlink dish are heavier and cannot be installed like other satellite dishes are; therefore if you are considering Starlink, please reach out to the board as it may require board consideration [Addendum: subsequent to the meeting, Starlink has been installed in the designated location].

Regarding occupancy during construction, Melissa noted that she blocked out her unit for rentals during construction. She discourages short-term rentals, especially if a unit is under construction because it's very noisy, window coverings are gone, there's a lack of privacy, restricted parking, cranes are around the unit, etc.

In addition, during construction, workers are in and out of units removing trim, doors and windows and installing windows and doors, and construction debris can present safety hazards, especially around units under construction.

Interior trim is also not yet reinstalled for all units. Deck railings and steps are waiting for delivery. [Addendum: railings are now projected for late November and deck steps probably for 2022.] Garage door arrival has been delayed.

Notes on new construction materials:

A TimberTech deck care document has been uploaded to the website. Snow shovels with metal edges can damage and should not be used on the TimberTech decks.

Siding: Owners cannot attach or re-attach anything to the new metal siding: no holes, no signs, no antlers – nothing that can penetrate the new siding. The siding can also scratch, so we need to ensure that it will stay new.

Fiber optic Cable: 3 Rivers had intended to lay fiber optic this summer and provide connections by February 2022. This would obviate the need for Hughes Net and Starlink. Because of manpower shortages, this plan is now a year away.

Phase 2 announcements: Phase 2 owners will be provided an elective order sheet as soon as Langlas obtains pricing. Only Phase 1 owners had ordered and paid for windows and doors. Currently, window orders are taking over 4 months to fulfill. Elective item costs are likely to be higher than last year. The questionnaire will include Interior trim installation preference because most existing trim will not fit the newer, beefier windows and Langlas will subcontract for trim installation.



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Langlas has engaged a new engineer to re-design Phase 2 Decks to avoid excavation wherever possible. For Phase 2, there is also time to engage a mechanical engineer to potentially eliminate unnecessary living room, kitchen and bedroom vents to the outside, which will increase siding efficiency and reduce cost.

General comments:

The quality of the work has been truly excellent. Montana Construction Management (David Saenz, owner and Jim Goveia, on site) has done a beautiful job of supervision and attention to detail. Engineer inspections have ensured that mold and rot have been taken care.

In the current environment, it is not feasible to insist on written protections against delays from material and worker availability, but Langlas has provided the commitment at every step to accomplish as much as possible in 2021 and there is every indication for a continuing commitment.

More information will be sent out as soon as it is available.

Annual Meeting: December 14, 2021, 4pm

Meeting adjourned at 7:08 PM, MDT