

Bear Paw Suites

2021 Annual Meeting

Tuesday, December 15, 2021 at 10:00 am

Meeting Minutes

Attendance

The meeting was held virtually via GoToMeeting. Owners in attendance included Evelyn McCullen, and Ben Boer. Others in attendance included Kevin Germain, Mike Wilcynski, Anna Shipley, and Erika Grden with Moonlight Basin, and Scott Hammond, Mike Palmer, Dan Lukas, and Maria Locker with Hammond Property Management.

Call to Order

Scott Hammond called the meeting to order at 10:04 am. Quorum was established with 75% (in person and proxy)

Moonlight Basin Update

Kevin Germain shared an update with the group about the ongoing work and changes at Moonlight Basin. The Lake Lodge was completed in August, 4 out of 5 cabins next to the Lake Lodge have already been sold, 13 Jack Creek Cabins to the North and the One And Only Hotel were started in August. Kevin said to contact him with questions any time at kevin@moonlightbasin.com. Mike Wilcynski spoke to the rising club memberships and on future sales requiring a mandatory membership. Challenges in staffing caused adjustments in hours of operation for some establishments this summer, international labor will help mitigate this issue in the future. Moonlight should be fully operational this winter season. Anna Shipley was introduced as the Executive Director of the Moonlight Community Foundation. She said they were hoping to recruit 2 volunteers from each HOA to help with events and fundraising. Her contact is anna@moonlightcommunityfoundation.org. Erika Grden, egrden@moonlightbasin.com, is the manager for the Moonlight Basin Community Association. Her office is located in the gate house.

Approval of 2020 Meeting Minutes

A motion was made to approve the 2020 minutes. The motion was seconded and passed unanimously.

Board Member Elections

Ben Boer was elected president for a 3-year term, Evelyn McCullen is the secretary/treasurer for a 2-year term, Bill Lester is member at large for a one-year term.

Managers' Report

Dan presented his managers' report and highlighted a few items:

- Coordinated annual routine maintenance items – i.e. chimney cleans and inspections, fire suppression system inspections, window cleaning, elevator maintenance, and exterior window cleaning. Boiler inspections are scheduled for the beginning of January, the contractor is unfortunately behind in his schedule.
- Tested and replaced emergency lights/batteries where needed
- Changed bulbs over to LED bulbs where applicable
- Filled traps downstairs with water to eliminate bad odor
- Repaired board and batt around building exterior
- It is decided to keep the temperature in the common area at 60 degrees F

The West and South sides of the building exterior need to be stained next summer. It was decided to proceed with the painting project next summer, approximate cost will be \$17,000.00 but HPM will follow up with an official bid.

Financial Review and Proposed Budget

Scott reviewed the financials with the group. The budget is performing as expected. The proposed increase in dues of 16.3% is mostly due to an increase in insurance premium, but a general increase in labor costs contribute as well. Scott

suggested to stay with the current insurance policy but start pricing different options in the fall of 2022. There is an additional line item for snow shoveling this year, due to increased labor costs HPM is not able to absorb this cost into the regular management fee any longer. A motion was made to approve the budget as presented. The motion was seconded and passed unanimously.

OLD BUSINESS

Cold-Roof Discussion

Mike Palmer reported that CC1 and CC2 decided to hire Cornerstone Management Services (CMS), a local contractor, who will do design work for \$5,000.00 and credit this cost back to the HOA should they be awarded the contract for the work. The engineering firm is charging considerably more for a roof design, \$10,000.00 to 12,000.00. If CMS does the design work the HOA owns the plans and can put the project out to bid with other contractors as well. Mike said the roof replacement should be considered in the next 2 to 3 years. He recommended hiring CMS for the design work and then looking for bids when ready for the roof replacement. A motion was made to approve \$5,000.00 to hire CMS for a cold roof design. The motion was seconded and approved unanimously.

Adjourn

The meeting was adjourned at 11.03 a.m.