

Upper Pines Condominiums

PO Box 160099, Big Sky, Montana 59716

2020 Annual Owners Meeting | Thursday, September 3rd, 2020 | 9:00 AM
Virtual via gotomeeting.com

Meeting Minutes

Call to Order

Walter Kobin called the meeting to order at 9:01 AM, MST.

Owners in attendance were Walter Kobin (I-2), Laurie Sheldon (K-4), Karen Braun (I-1), Daene McKinney (L-2), Judy Bohnenblust (L-3), Sara Pierson (J-2), Sarah & Doug Crowther (J-1), Susie McCarty (L-4), and Stewart Park (J-4). Others in attendance included: Sara Sipe of Lindell & Associates; Annie Albert of State Farm Insurance; Mike Palmer, Scott Hammond and Katie Coleman of Hammond Property Management.

Determination of Quorum

Quorum was met with 93.33% of the membership present by proxy.

Approval of 2019 Annual Meeting Minutes

Daene made a motion to approve the 2019 annual meeting minutes as presented. Karen seconded, all were in favor, none opposed. The motion carried.

Financial Review and 2021 Proposed Budget

Sara Sipe presented the 2020 financial report. Main points included:

- Cash total is \$92,927 (\$28,837 in operating; \$64,090 reserves)
- Accounts receivable was at zero at meeting time
- The association is operating at a small deficit of just over \$16,000
- The association was over-budget in insurance due to adding the new building, office expense for the additional mailer for amendments, and snow removal expenses due to heavy snow year
- The association was under budget by \$15,000 (at about 82%) as of July 15th

Sipe presented the proposed 2021 budget which had been circulated prior to meeting time. The group decided not to raise dues and to adjust the budget accordingly to reflect \$1,700 per unit per quarter.

Doug Crowther made a motion to accept the budget as presented. Susie McCarthy seconded the motion. All were in favor and the motion carried.

Management Report

Mike Palmer presented the manager's report. Main points throughout the year included:

- Annual fire suppression testing conducted every fall (federally mandated)
- 46 North winterized the irrigation system in fall and conducted campus clean up in spring
- Replaced gable vents due to woodpecker damage
- Gutter cleans were conducted in fall
- Installed No Parking, Fire Lane signs
- Facilitated roof shoveling which was increased to prevent leaks
- Facilitated annual chimney inspections and cleanings
- Performed driveway snow removal and fire hydrant snow shoveling
- Facilitated interior repairs from roof leaks which was delayed due to COVID-19 concerns

Owner comments

Doug Crowther stated the BSOA snow removal was horrendous and asked if HPM could help change the situation. Palmer stated that he has been in contact with the contractor directly. However, it would have more weight if owners contacted BSOA directly as they are their customers. Walter Kobin recommended that the BOD get together and make a presentation to BSOA and become noisy about the situation prior to winter.

Laurie Sheldon was curious about her roof leak and the origin. Palmer stated the K building suffers from the worst ice damming and this was the cause of the leaking in her unit.

Old Business

There was no old business

New Business

Insurance Update

Annie Albert from Brad Daws State Farm reviewed the Upper Pines Condominium coverage stating that the HOA was covered at \$14,355,600 with blanket coverage on the buildings. There was \$10,000 deductible and auxiliary structures at \$82,700 for parking and any kind of storage shed/structure on campus, liability at two million with an additional one million dollar liability umbrella. The premium went up mostly due to adding the M building. There was earthquake coverage with a 10% deductible on the buildings. There was coverage for contents of \$1,000 and medical coverage at \$5,000, D & O coverage of two million.

A discussion was held regarding the responsibility of coverage on the remaining unsold units in the M building. It was determined that the developer should be responsible for his three units.

Board Election

Due to COVID-19 restrictions and concerns, BOD member elections were held via paper ballot. Sara Sipe tallied the responses and stated there was a tie between two of the three candidates for the two open positions. The BOD decided to meet at a later date to resolve with legal counsel in order to determine the results of the tie.

Judy made a motion to table the election until such time as the present BOD members can conference together with counsel to resolve the issue. Daene seconded the motion and it carried.

NOTE: After the meeting, Karen Braun resigned from the BOD in order to provide the additional open position which allowed all three nominees to be elected. This action resolved the issue and counsel wasn't required.

The results were as follows:

Elected for a 3-year term (2020-2023) – Sara Pierson
Elected for a 2-year term (2020-2022) – Carrie Albro
Reelected for a 2-year term (2020-2022) – Stewart Park
1-year remaining (2019-2021) – Daene McKinney
1-year remaining (2019-2021) – Judy Bohnenblust

Walter Kobin was thanked for his many years of service to the membership on the BOD.

2021 Annual Meeting Date

September 2nd, 2021 will be the Thursday before Labor Day.

Adjournment

Judy motioned to adjourn the meeting at 9:58 AM. Daene seconded the motion and the meeting was adjourned.