

Silver Bow Owners' Association

ANNUAL MEETING – September 3RD, 2021 @ 9:00 AM
Big Sky County Water and Sewer District Building and
Virtual via gotomeeting.com

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 9:00 a.m., introductions were made, and quorum was determined with 65.7% of owners represented in person or by proxy. Dige thanked all in attendance and for sending in proxies.

The following Board members were in attendance: K. Dige (unit 45), President; J. Woodmansee (unit 66), Vice President; L. Halmes (unit 12), Secretary/Treasurer; L. Prugh (unit 46), Director; B. Bozman-Moss (unit 20, virtually), Director; and B. Teegarden (unit 48, virtually), Director.

Owners present in person were: M. Davis & M. Burton (unit 2), Z. Fogg (unit 30), J. & K. Neu (unit 30), B. Turlington (unit 54), J. Leeper (unit 64). Owners present virtually were: J. Keating (unit 1), S. Samardich (units 56 & 63), P. Heckman (unit 57), J. Muscat (unit 35), B. Steffens (unit 18).

Also present were Hammond Property Management Representatives M. Palmer, D. Lukas, & K. Coleman; and M. Knaub and J. Trulen from Knaub and Company.

Approval of the 2020 Annual Meeting Minutes

A motion was made to approve the 2020 annual meeting minutes as submitted. The motion was seconded and carried.

Manager's Report

Dan Lukas presented the Manager's Report, focusing on the highlights. A lot of work was done in the pool area. He obtained a bid for a new heater for the sauna, replaced mirrors and shower curtains, worked with Water Dog for pool winterization and the County Health department inspection was conducted. Additionally, walkway lights were adjusted and rules with corresponding expectations were enforced and communicated on campus. Dige reported that the pool boiler had broken down and would be replaced. A pool committee is working on pool improvements. Birds' nests were discussed and how to prevent birds from nesting on campus. Lukas stated that the two avian foggers that were installed were working well and were relatively inexpensive. There was a discussion about organizing a water heater drain pan inspection for individual units. Dige stated that the Board's approach to rules and regulations enforcement is to educate first versus a heavy-handed approach. Nancy Woodmansee thanked Dan for all he had done for the campus; stating that keeping a nice, clean campus helps property values. Firewood storage and expectations will also need to be relayed to membership.

Treasurer's Report

Marjorie Knaub presented the Treasurer's Report. See attachment to the meeting packet.

No action was required.

Discussion & Approval 2020-2021 Budget

M. Knaub presented the proposed annual budget. The total proposed budget, including operating expenses and reserves, was \$312,970. This represented an increase of 2.91% from the previous year. The increase was necessary due to generally increasing prices, including labor and management fees. A small increase of \$5,000 in reserve assessments was also part of the proposed budget.

A motion was made to approve the 2021-2022 budget as presented. The motion was seconded and carried.

Nominations and Election of Board of Directors

The three-year Board terms for Dige and Prugh were up for re-election this year.

A motion was made and seconded to nominate Kirk Dige and Lisa Prugh. The motion carried.

A motion was made and seconded to close nominations. The motion carried.

A motion was made to elect the slate as presented for a term of 3 years. The motion carried.

Other Business

Sprinkler System: Sprinkler heads in tall grass are not working properly. HPM will investigate.

Pond Update: John Leeper was on the BSOA pond committee and gave an update on the pond issue in Big Sky.

Adjournment

A motion was made to adjourn the meeting at 9:58 AM. The motion was seconded and carried.

ACTION ITEMS

- *Coleman/Lukas to work with Dige on water heater drain pan inspection project
- *An owner requested a review of the declaration/bylaws to confirm verbiage regarding owner responsibility with pipes in the wall, etc.
- *Swallows at unit 64- nest to be removed
- *KC to follow up with Lukas when violation notices are sent
- *Educate membership on firewood storage expectations
- *HPM to investigate irrigation heads in tall grass around unit 64 in spring