

Silver Bow Owners Association

QUARTERLY BOARD of DIRECTORS MEETING –Wednesday, May 5th, 2021, @ 1:00 PM
VIRTUAL VIA GOTOMEETING.COM

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 1:00 p.m.

The following Board members were in attendance via conference call: Kirk Dige, Lou Halmes, Corey Meyers, Lisa Prugh, Joe Woodmansee, and Boyd Teegarden.

Also, in attendance were Scott Hammond, Mike Palmer, Dan Lukas and Katie Coleman from Hammond Property Management (HPM).

Approval of 2/17/2021 Board Meeting Minutes

A motion was made to approve the 2/17/21 BOD meeting minutes. The motion was seconded and carried.

Treasurer's Report

Halmes presented the Treasurer's Report beginning with the A/R aging report. There were no substantial past due accounts. The check register was reviewed.

A motion was made to accept the check register for February 12, 2021 through April 28th, 2021. The motion was seconded and carried.

Management Report

Lukas reviewed the manager's report which was included in the packet and mainly focused on highlights and routine maintenance. A bid for painting the interior of the pool building was obtained. An electrical issue with Unit 5 was mentioned. The main breaker was tripping and shutting off all electrical supply to the unit. It was stated that the electrical panel is for Unit 5 only and is therefore the responsibility of the unit owner, not the HOA. Another walk around will be necessary to assess which decks still need to be replaced. Deck staining is planned for units 1-15, 21-23 and the pool building (trim).

New Business

Pool bathroom remodeling - The committee (Meyer, Prugh, Woodmansee) reported on necessary work with the bathrooms and heaters being the priority. Pool building maintenance funds will be used.

A discussion was held regarding the sauna. It was suggested that the sauna either needs to be upgraded or removed. Pricing for repairing the existing unit or replacing it with a contained unit will be obtained by HPM.

Laundry credit card payment option - Current machines cannot be upgraded to a credit card system. Since there is currently no need to replace the washers and dryers, no upgrade will be made at this time.

Entry Lock System – Coleman reported that the current entry lock system is out-dated and that the software system is no longer user friendly.

Unit 39 Request for Credit – A letter, dated April 27, 2021, was received from the owners of Unit 39 stating that they had completed repairs made to a faulty beam in their unit. The issue had been previously discussed with HPM and Dige. It was determined that the faulty beam is a structural component of the building and is, therefore, the responsibility of the HOA.

A motion was made to credit Unit 39 owners \$1,000.00 for repair of a structural beam. Unit owners will need to sign a Letter of Satisfaction, drafted by HPM. The motion was seconded and carried.

Discussion of long term and short term rentals – A discussion was held regarding property rights and impacts of rentals on the complex. It was decided that no action will be taken at this time.

Old Business

Rules and Regulations Committee – (Dige, Woodmansee) HPM will send out a notice about campus clean up, proper storage of personal items, tools and equipment. Notice of the Spring dumpster will also be sent.

Walkways Committee – (Bozman-Moss, Dige, Halmes, Prugh and Woodmansee) Issues revolve around Common Elements vs. Limited Common Elements, which existing sidewalks need replacement, where new sidewalks should be installed and costs. Committee work is ongoing.

Swallow Mitigation Update – Included in Management Report.

Correspondence – There was no other owner communication.

Adjournment - The next Board meeting is scheduled for July 28, 2021, at 1:00 pm.

A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 2:09 p.m.