

Silver Bow Owners Association

**QUARTERLY BOARD of DIRECTORS MEETING –Wednesday, July 28th, 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: Kirk Dige and Lou Halmes. BOD members attending via conference call: Corey Meyers, Lisa Prugh, Joe Woodmansee, Barbara Bozman-Moss, and Boyd Teegarden.

Owners in attendance in person: Dave and Lisa Shotwell (unit 13)

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

Approval of 5/5/2021 Board Meeting Minutes

A motion was made to approve the 5/5/21 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 was nothing significant to report. The check register was reviewed with no questions.

A motion was made to accept the check register for April 30, 2021 through July 12, 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. Irrigation heads were repaired and adjusted throughout campus, additional time was added on irrigation clock for unit 27 sod installation, installed and monitored avian foggers as a deterrent to birds nesting, the pool was opened for the season, investigated with Mountain Hot Tub sauna improvements-more to come, continued working with Gallatin Valley Heating to repair the pool boiler, facilitated building painting on campus, and coordinated chimney inspections and cleans, among other maintenance items.

New Business

Proposed Budget for 2021-22- The proposed budget reflected a 2.91% increase.

A motion was made to approve the proposed budget as presented. The motion was seconded and carried.

Annual Meeting Agenda Review – Dige stated he would send annual meeting documents to Coleman for distribution to the membership by USPS on August 3rd. The main items of business would be the proposed budget and election of officers with Lisa and Kirk being up for re-election.

Rules and Regulations Committee – (Dige, Woodmansee) **Discuss Parking and Rental Occupancy Limits-** The Shotwell's addressed the BOD with their observations over the last winter and discussed proactive thoughts moving forward regarding long term use, parking and storage on common elements. The group

discussed rules enforcement and agreed to keep working towards the enforcement of established rules and regulations. HPM will send a communication from the BOD regarding the expectations. A discussion was held regarding occupancy use restrictions and owner lock off portions of units. Dige directed the group to the Declaration, Article VI- Use Restrictions, 6.12- Right to Lease, (a), specifically that the lease must be for the entire Unit and not merely parts thereof, unless the Owner remains in residence. This clause eliminates owners renting their lock off without being in residence. Dige will work with HPM to communicate this with owners in question. Parking was also a concern and the group stated that although there are times when parking is an issue, most of the year there is no issue. It was stressed that when there is an issue of rule violations that it must be communicated to HPM in a timely manner in order to address with unit owners.

Palmer mentioned the expectation of increased costs due to increased short term rentals, specifically insurance premiums. The group may need to investigate the option of transferring increased costs back to owners who short term rent. At the time of the meeting, it was not applicable to Silver Bow but other HOA's were experiencing growing pains in this area.

Old Business

Pool bathroom remodeling – Lukas updated the group on the boiler replacement project and presented bids for options. Teegarden volunteered to research other options and asked Lukas to send details of the existing boiler.

Lukas updated the group that the mirrors had been ordered and delivered. He also obtained bids for replacing baseboard heaters. The conduit will be painted in the men's room. Mountain Hot Tubs has inspected the sauna and provided suggestions to increase function, bids to come. They did not advise complete replacement of the unit but replacing the heater and controls and to increase the heater capacity to accommodate the size of the sauna.

Coleman will obtain bids for upgrading the door lock mechanism/replacement as the existing mechanism has become obsolete. Coleman/Lukas to purchase new, white, cloth shower curtains.

Walkways Committee – (Bozman-Moss, Dige, Halmes, Prugh and Woodmansee) The group will meet again, create a map identifying priorities, common elements, limited common elements and a proposal to present.

Correspondence – Dige stated there was correspondence from an owner requesting Silver Bow BOD consider adding a aeration system in the small pond adjacent to the SB property. Dige stated the pond is not on Silver Bow property and that is not a Silver Bow matter at this time.

Adjournment - *A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 2:57 p.m.*