



Unit Owner's Association, Inc.

Board of Directors Meeting Minutes
Tuesday May 24, 2022 8AM
Via ZOOM

Call to Order:

The virtual Zoom meeting was called to order at 8:10 AM, MDT. Board members present included Rennie Fleckman, Kim Northrop, Melissa Warnock and John Baderman. Excused board member Thomas (Tuck) Mallery waived 10-day notice and voted in favor of both proposals by email prior to the meeting.

Agenda:

Proposal #1 passed unanimously.

Proposal: Install radon systems in all 70 Big Horn units, including revision of six units currently having radon systems. The approximately \$210,000 funds for this project will come from Reserves without further current assessment (Attachment). Owners electing to install interior radon units will be provided a \$730 allowance from the Reserves and will have to assume the additional costs.

Background and Rationale: the Board had previously voted to install vapour barriers in all crawl spaces in order to reduce the number of crawl space vents, conform to code, and reduce the incidence of frozen pipes. Given the high radon levels generally found throughout Montana and particularly in mountainous areas, it was determined that radon piping should be installed underneath the vapour barrier.

The additional cost of installing a modern radon system with downspout instead of PFC pipe and painted fans is \$730 per unit if done at the same time as the vapour barrier and piping. If done in concert with the residing project, the work can be uniform and supervised.

Proposal #2 passed unanimously.

Proposal: Provide blocking in suitable locations for all units (retrofitting of Phase 1 and Phase 2) for microwave or stove hood kitchen vents.

Details: Uniform locations will be selected and confirmed by McLees, Inc. to place trimmed blocking of a sufficient size and proper location to provide an external stove/microwave vent for all units. The information that we have so far is a requirement for a 14" block on the sides of end units and between the front kitchen windows of interior units. If an interior remodel has changed the location of the stove, that should be determined prior to installation of blocking.

Adjournment:

The meeting was adjourned at 8:41 am MDT.