

Yellowstone Condominium Owners Association

2021 Annual Owners Meeting

10:00 am Friday, July 23, 2021

MINUTES

Call to Order

Chairman Craig Chananie called the meeting to order at 10:05 am.

Introductions & Attendance

Officers in attendance included Craig Chananie (80D), Mark Wehrman (30A), Sue Linsey (74A), and Curly Hardyman (60A). Other Owners in attendance included Pat Daily (63A), Cindy Chananie (80D), Charon Warwick-Canning (14B), Buddy Baker (79A), Gary Carlson (80C), & Nancy Hardyman (60A). Owners in attendance via phone were Katie and Peter Scherfig (74B) and Brice Hutton (75A).

Others in attendance included Scott Hammond, Ryan Welch and Katie Coleman of Hammond Property Management (HPM), Rich Lindell and Morgan Dowd of Lindell and Associates.

Determination of Quorum

51% of the membership must be present to conduct the meeting; 64.06% of the membership was present either in person or by proxy and quorum was established.

Approval of 2020 Annual Meeting Minutes

Charon Warwick-Canning suggested changes. Carlson made a motion to accept the meeting minutes with corrections; Baker seconded the motion which was carried.

Old Business

Building painting- A discussion was held regarding the possibility of changing the building colors. Chananie explained that the cost of doing so would be prohibitive due to the amount of prep work involved (ie. Sanding & priming).

Financial Report

Financials were presented by Rich Lindell from Lindell and Associates. Lindell addressed the highlights reflecting total fund balances and operating expenditures. He stated that all members were current on dues. Overall there was a \$2,900 surplus in the Operating Funds as of June 30, 2021. Lindell reminded the group that their budget would be set in December for the following fiscal year and that the HOA's dues were lower than other HOA's at the time. He stated there would be further discussion on painting in the Manager's report.

Manager's Report - HPM

Ryan Welch presented the Manager's Report. Main points included:

- Removed dead shrubs in front of 75 A-D
- Painted units 75 A-D and 63 A & B
- New front entry decks were painted at 75 C and 44 C
- Chimney inspections and cleans were conducted

- Removed plexiglass for winter and reinstalled in spring 2021
- Winterized irrigation
- Conducted spring cleanup
- Rekeyed the pool/laundry/firewood complex
- Replaced a dozen cracked sewer vents on campus
- Installed a new set of metal stairs at 44 A and B
- Coordinated electric panel replacement with owners interested in having that done
- Raised concrete pad in front of the laundry room door. Will address landscape clean up around the pad in fall
- 2021 building painting was in progress

Baker stated that Yellowstone Condos had the best field representative in Big Sky in Welch. Chananie thanked the HPM team, stating he looked forward to continuing the relationship. Hammond reminded the group that the HOA utilizes effluent water to irrigate on campus. Although no precautions had been provided by Big Sky Water and Sewer District, the campus is irrigated at night to decrease contact with humans.

Chairman's Report

Craig Chananie delivered the Chairman's report stating the Gallatin County Health Department no longer required signing in/out at the pool so the sign in sheets had been removed. The BOD was working with Lindell to determine if there were funds to stain another building. He confirmed the front staircase of 80 B was rebuilt but due to the cost of lumber, 75 C was delayed. 75 C will be the last to be rebuilt and the project will be complete. Chananie spoke to the success of the electric panel replacement project and directed HPM to attempt another push in the fall. He also stated that tree trimming was planned for trees touching buildings. A discussion was held regarding adding a 5% contingency line item in order to be prepared for overages due to inflation and/or an event such as a broken window that could put the group over budget. This will be further discussed by the BOD for the 2022 budget.

Owner Correspondence/New Business

- A discussion was held regarding parking and excessive vehicles with both long and short term rentals. Welch advised any issues to be brought to HPM's attention so they can be dealt with promptly.
- An owner was concerned with a lack of hot water at the pool building. Welch stated he had not been able to recreate the issue and suggested running the water long enough to get hot water to the shower. He will continue to monitor in an attempt to recreate and address the issue.
- An owner asked Welch to address the flickering light in the ladies bathroom. Welch will convert to LED.
- A discussion was held regarding firewood. Owners who short term rent were encouraged to purchase their own firewood. Owners who purchase their own wood were encouraged to place a sign on their supply to inform passersby the wood was not HOA wood but purchased by unit owner to prevent wood being taken.

Nominations for Board of Directors

The following Owners were nominated for election: Craig Chananie, Mark Wehrman, Curly Hardyman, Charon Warwick-Canning, Susan Linsey, and Brad Reiersen.

Ballot for Board Election

Lindell presented the results from the ballots for BOD elections. The board will consist of the following members: Craig Chananie, Mike Henning, Brad Reiersen, Mark Wehrman, Sue Linsey and Curley Hardyman.

Annual Meeting Date

The group determined the 2022 Annual Meeting would be held on July 22nd, 2022.

Adjournment

Gary Carlson made a motion to adjourn the meeting at 11:43 am. Buddy Baker seconded the motion and the meeting adjourned.