

Silver Bow Owners Association

QUARTERLY BOARD of DIRECTORS MEETING
WEDNESDAY, FEBRUARY 23rd, 2022, @ 1:00 PM
HPM CONFERENCE ROOM

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 1:02 p.m.

Kirk Dige was present in person. BOD members attending virtually were: Lou Halmes, Corey Meyers, Lisa Prugh, Joe Woodmansee, Barbara Bozman-Moss, and Boyd Teegarden.

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

Approval of 7/28/2021 Board Meeting Minutes

A motion was made to approve the 7/28/21 BOD meeting minutes. The motion was seconded and carried.

Approval of Draft Annual Meeting Minutes

A motion was made to approve the draft annual meeting minutes. The motion was seconded and carried.

Treasurer's Report

Halmes presented the Treasurer's Report beginning with the A/R report stating there was one unit in arrears, but she had regular communication with them and they continue to pay. The check register was reviewed and there were no questions.

A motion was made to accept the check register for July 27, 2021 through February 16, 2022. The motion was seconded and carried.

Management Report

Lukas reviewed the manager's report focusing on highlights and routine maintenance which included assisting with a water heater leak in unit 2, changing bulbs across campus, daily hot tub checks, managing trash in dumpster areas. He removed avian foggers before winter, put notices on vehicles throughout the season, coordinated annual boiler service on spa heater, replaced spa cover, repaired urinal in men's bathroom in the pool building, and filled the dog waste stations. Coleman reported two units had sold since the last meeting and she had some contact with both new owners.

New Business

Election of Officers- *A motion was made to reelect the existing slate. The motion was seconded and carried.*

Pond Update – Dige updated the group that per a report from BSOA, the Silver Bow pond would not be included in the larger pond project primarily for financial reasons.

Conversion of Fenced Storage Area By Pool – A discussion was held and a committee comprised of Lisa, Boyd, and Kirk was formed. The committee will investigate and present ideas at the next meeting.

Deck Storage Issues- Dige stated this will continue to be an agenda item as expected with condo living. HPM will continue to monitor, rely on neighbors to monitor, and send seasonal reminders to the membership. Also, the group determined the Spring Clean Dumpster would be scheduled for May 25th. A seasonal email will go out early May alerting the membership of the dumpster dates and reminding all residents of the expectations around deck storage, pet waste, etc.

Old Business

Pool Committee Report – (Prugh, Woodmansee, Meyer) The group directed Lukas to proceed with replacing the baseboard heaters in the bathrooms.

Coleman presented the bid for replacing the pool/laundry locking mechanisms.

A motion was made for Coleman to proceed with plans to replace the pool/laundry locking mechanisms from the pool reserve funds. Motion was seconded and carried.

Rules and Regulations Committee – (Dige, Woodmansee) There was no update.

Walkways Committee – (Bozman-Moss, Dige, Halmes, Prugh and Woodmansee) There was no update.

Future Meeting Dates –The group will meet again, May 4th and July 20th at 1p.m.

Correspondence – Dige stated a request was made at the annual meeting for the HOA to organize a water heater drain pan inspection effort. After discussion, it was determined this project would be coordinated with chimney sweeps in spring and inspections will be conducted in the 8 units that house water heaters above associated units. It was also stated that the applicable unit owners need to make certain that they work together to protect their units and develop their own preventative efforts.

Unit 70 irrigation concern- It was determined that Lukas will address this in spring when starting up the irrigation system.

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