

Silver Bow Owners' Association

ANNUAL MEETING – September 2, 2022 at 9:00 AM
Big Sky County Water and Sewer District Building and
Virtual via gotomeeting.com

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 9:00 a.m., introductions were made, and quorum was determined with 58.57% of owners represented in person or by proxy. Dige thanked all in attendance and for sending in proxies.

The following Board members were in attendance: K. Dige (unit 45), President; J. Woodmansee (unit 66, virtually), Vice President; L. Halmes (unit 12), Secretary/Treasurer; L. Prugh (unit 46), Director; B. Bozman-Moss (unit 20), Director; B. Teegarden (unit 48, virtually), Director; and C. Meyer (unit 67, virtually), Director.

Owners present in person were: J. Muscat (unit 35), J. Peterson & M. Davies (unit 2), S. Samardich (unit 56 & 63), D. Bozman-Moss (unit 19 & 20), J. Rouse & B. Maves (unit 15), and J. Leeper (unit 64). Owners present virtually were: J. & B. Keating (unit 1), J Swendseid (unit 22), J. and C. Neu (unit 34), M. Delguidice (unit 43).

Also present were Hammond Property Management (HPM) Representatives M. Palmer, D. Lukas, R. Samardich, and J. Burgess and M. Knaub from Knaub and Company.

Approval of the 2021 Annual Meeting Minutes

J. Neu suggested a correction to unit number in 2021 minutes.

A motion was made to approve the 2021 annual meeting minutes with correction. The motion was seconded and carried.

Manager's Report

Dan Lukas presented the HPM Manager's Report, focusing on the highlights: daily check of hot tub, installed new heater for sauna, replaced light fixtures in bathroom of pool building, managed birds' nests throughout campus, replaced dryers in pool building, installed new pool boiler, winterized and started up irrigation, replaced electronic locks at pool and laundry facilities, inspected drain pans for two level units, facilitated removal of a couple trees, passed health department annual pool inspection and worked with Buffalo Restoration for multi-unit flood. Future tasks include removal of stump at Unit 49, tree and shrub removal on campus for fire mitigation. There was a discussion of a long-term plan for landscaping, including irrigation system improvements and fire mitigation suggestions from the Fire Department. There was a discussion about unleashed dogs and enforcement. HPM requested sending documentation of violations such as photos to their office. HPM will also fix the seal on the sauna door.

Treasurer's Report

Marjorie Knaub presented the Treasurer's Report. See attachment to the meeting packet. *No action was required.*

Discussion & Approval 2022-2023 Budget

M. Knaub presented the proposed annual budget. The total proposed budget, including operating expenses and reserves, was \$338,100. This represented an increase of 8.03% from the previous year. The increase was necessary due to generally increasing prices, including labor. A small increase of \$6,000 in pool and siding reserve assessments was also part of the proposed budget.

A motion was made to approve the 2022-2023 budget as presented. The motion was seconded and carried.

Nominations and Election of Board of Directors

The three-year Board terms for Meyers, Woodmansee and Bozman-Moss were up for re-election this year. Bozman-Moss decided to step down from the Board.

A motion was made to nominate Corey Meyers, Joe Woodmansee, and John Keating. The motion was seconded and carried.

A motion was made to close nominations. The motion was seconded and carried.

A motion was made to elect the slate of three as presented for a term of three years each. The motion was seconded and carried.

Other Business

Pond Update: John Leeper was on the Big Sky Owner's Association pond committee and gave an update on the status of the Little Coyote and Silver Bow ponds. Due to funding shortages, the Silver Bow pond will not be included with the Little Coyote pond restoration project in the foreseeable future.

Owner Comment: J. Neu thanked the board for their openness and for their service to the Association.

Adjournment

A motion was made to adjourn the meeting at 10:03 AM. The motion was seconded and carried.