



UNIT OWNER'S ASSOCIATION, INC.

2021 Annual Meeting

**Tuesday, December 14, 4 p.m., MST Via GoToMeeting
Meeting Minutes**

Call to Order:

The meeting was called to order at 4 p.m. by Board President Rennie Fleckman.

Board members present via GoToMeeting included Rennie Fleckman, Melissa Warnock, Tuck Mallery, Kim Northrop, and John Baderman.

Owners present virtually included Brent Cromley, Brian Crawford, Sue Frederickson, John Knoedler, Jeanne and Jay Frischman, Lila Prigge, Daniel Schweissinger, Jon Athenour, Tim Johnson, Todd Lovshin, Michelle Kristula-Green, Mike and Cherry Eustace, Ethan Jordan, Cliff Clark, Adrienne Bavosa, Doug Hansen, Eric Berger, Chris Clinton, and Scott Livernois.

Others present virtually included David Saenz of Montana Construction Management, Doug Shanley, CPA, Dan Lukas, Mike Palmer, Scott Hammond, and Robbeye Samardich of Hammond Property Management.

Quorum was established with proxies received and owners on call.

Meeting notice was sent November 19, 2021.

Approval of 2020 Annual Meeting Minutes

Tuck Mallery made a motion to waive reading and approve the 2020 annual meeting minutes as presented; John Baderman seconded, and the motion carried.

Manager's Report

Hammond Field Representative Dan Lukas provided the manager's report with highlights that included: Jim Martin is coordinating plowing and snow removal with Ridgeline Roofing and helping with roof shoveling as needed; manhole covers and fire hydrants will continue to be shoveled and cleared; a main line water freeze up was repaired between Units 1 and 2; a streetlight was repaired on Running Bear; water cop system inspections and battery replacements have been done in 23 units with more units on the list for completion; blinds were removed in Unit 31; screens were reattached on Unit 7; access was facilitated for siding crews; facilitated delivery and pickup of manlift for satellite dish installs; ensured Anderson Pest Control performed campus wide service; Delzer Diversified stated blacktop is good but a plan should be



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made for the spring, 10 units had roof bars installed on decks for protection; top portion of diseased tree was removed; two of four dog waste stations were installed; vents were repaired in Unit 2; vent covers installed on old style vents, hose bib covers were installed; freeze break in a unit was handled.

Treasurer's Report:

Doug Shanley provided the highlights of the financial report and the 2022 approved budget as presented in the meeting packet.

Owner from Unit 29 had a question regarding poma lift expense. President Rennie Fleckman explained the situation: a negotiation two years ago stalled with the poma continuing to operate by Big Sky Resort. Last year negotiations continued, Big Horn made a good faith offer of \$7,000 and the poma continued to run. This year the resort stated that if the lift was not paid for, they would contemplate shutting it down. Big Horn is now splitting the cost with Black Eagle. Future negotiations regarding upgrades and adjusted lift opening and closing times were discussed.

Residing Project Presentation:

David Saenz of Montana Construction Management (MCM) presented, with highlights including the following: the project began on April 22, 2021; discovered that siding for steel was not available; resulted in delay to late July. Delivery was partial, lacking fasteners, further hindering installation. Installation began in full force in August. Phase 1 is complete for 24 out of 40 planned units; remainder will be done in early 2022 before Phase 2 begins. Garage door delivery and installation via Langlas is TBD. Interior trim work is nearly complete. MCM has compiled a lengthy correction punch list for Langlas is complete. Issues and concerns include trim work completion, KCD performance has been strained due to workforce issues and inconsistencies; Langlas has terminated that contract and hired independent vendors for trim work; any repairs related to trim installation will be addressed in 2022. The board procured Phase 2 siding materials at Langlas' suggestion prior to price hikes and to eliminate potential delivery problems. A 2023 season has been mentioned but would be minimal. Phase 1 construction costs were discussed; change order costs are low. In summary: more oversight has been needed by MCM; inconsistencies in existing construction have caused some delay,



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MCM recommends the board advance Phase 2 siding installation as soon as possible. Owners with concerns about project quality can go through the board.

President, Rennie Fleckman provided the following updates: **Notice to owners #1:** If there is going to be a unit transfer, Hammond Property Management must be notified, so Hammond can notify the board who will ensure the potential buyer is aware of Rules & Regulations and Bylaws and Declarations.

Notice to owners #2: Changes to unit bylaws article 11, no owner can do anything to the interior of the unit that would raise the insurance on the unit.

Notice to owners #3: Owners must read the satellite policy in its entirety and follow it.

Election of Board Member:

Robbeye Samardich of Hammond presented results, with Tuck Mallery receiving 28 out of 35 votes for the three-year term position.

Vice President: Kim Northrop, re-elected in 2019 for a three-year term

Secretary: Melissa Warnock, elected in 2019 for a three-year term

President: Rennie Fleckman, re-elected in 2020 for a three-year term

Member: John Baderman, elected in 2020 for a three-year term

Treasurer: Tuck Mallery, re-elected in 2021 for a three-year term

3 Rivers Fiber Optic Install:

Board member John Baderman provided an update on 3 Rivers' fiber optic install throughout the Mountain Village. The Big Horns were scheduled for the install in 2021 but the work has not yet taken place due to worker shortages. Service will continue via copper wire until 3 Rivers returns in the spring and summer of 2022 to install the fiber optic wiring.

2022 Residing Project:

President Fleckman announced an upcoming January meeting between Langlas and Big Horn owners. Langlas had three subcontractor bids for the siding work. There are concerns the job may be too big to finish in 2022 since some of Phase 1's work will carry over into the new year.



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Some units may be done in 2023. Six to seven housing units are needed for construction workers from the end of ski season to the end of November. Residents Brian Crawford and Eric Berger discussed the ups and downs of renting their units to workers during construction. The HOA will provide weekly cleaning service for any residents who chose to rent their unit for workers. Board Member Melissa Warnock advised that any residents with upcoming construction scheduled should not attempt to short-term rent their unit until the work is complete. Langlas will send pricing for windows and doors soon; owners are urged to complete forms quickly as products are potentially taking months to ship; there will be a new architect as well as a new engineer working the project.

New Business:

Melissa Warnock stated that a complete revision of declaration, bylaws and rules is needed; the hope is that the board can work on that in 2022, with input from other HOAs.

Front entry doors and garage doors that have not been replaced are scheduled to be painted next summer.

Adjournment:

The annual meeting was adjourned at 6:03 pm.
Board meeting to immediately follow.