

CRAIL CREEK CLUB

Open Board of Directors Meeting
Thursday, May 12th, 2022, 2:00 p.m. MDT

Meeting Minutes

Attendance

Board members in attendance were Charon Warwick-Canning, Leif Johnson, and Chuck Buker; other members attending were Allen Brokaw, Irena Sniecinski, James Isaacson, Joe and Barb Cahalan, Bruce Pallante, and Monica Hauk; Ryan Welch, Scott Hammond, and Maria Locker were in attendance for Hammond Property Management (HPM).

Open Member Forum

Charon called the meeting to order and thanked everyone for participating. She excused two of the board members, Ann and Bryan, as they had prior engagements.

Governing Documents

According to minutes from the December board meeting, new governing documents will only call for a 60% majority vote since it was “historically difficult to obtain a 75% majority vote”. Bruce Pallante did not agree with this statement and cited past meeting minutes proving a high membership participation. Chuck explained the boards reasoning – 60 +1 will not allow 3-bedroom units to outvote 2-bedroom units and the lower percentage will be based on total membership and not participants in a meeting, 75% was based on meeting participants.

Bruce suggested to present the rewritten document to owners as is but present an amendment with lowering the percentage to 60% at the same time. It will allow the new document to be passed with addressing the voting requirements separately.

Chuck explained the next steps of the voting process. The proposed declarations and bylaws will be sent out to owners for review. A future meeting date will be set to vote on going forward with the documents as presented. If approved, another meeting, at least 30 days from notice, will be set to vote on approving the documents. An earlier draft has been updated since sharing with ownership, the updated draft redlining changes will be shared soon.

Stairwells and Decks

The stairwell and deck project was not started yet but materials and contractor have been selected. The contractor suggested working on one building at a time, completing both stairwells and decks before moving to the next building. Projected start date will be middle of June. This year’s special assessment will pay for part of the project, the project cost is projected to be less than originally expected. There will be another assessment next year, amount to be determined but it is expected to be less than this year.

Scott Hammond said the stairs were in bad disrepair, they were not in a state of emergency but needed to be addressed within the next two years as presented. Joe asked if stairs could be examined to determine a schedule for replacement according to need. HPM will do exploratory work to determine if staircases are in

different stages of disrepair. This work falls outside the regular management contract but is part of project management. The contractor might be able to replace 6 stairwells instead of the originally planned 4, the suggestion of doing one building at a time will be revisited with the contractor

Log railings will be replaced with either black steel or aluminum railings. Scott mentioned that this will need BSOA approval and will be more scrutinized than using same type of railing. He is in favor since this will be a maintenance free option.

Owners will be kept updated on the project schedule and progress.

Charon mentioned that the product supplier will provide materials for the already in brown completed stairwell to have uniformity across the campus.

Scott said the budget needed to include provisions for landscaping as there will be inevitable damage to sod, irrigation heads, etc. He also thought that the timeline given for the project was very optimistic especially with current labor and material shortages.

Other business

Cammie Webber started a "Green Thumb Committee" and will do a walk-through of the campus on Monday, June 13th at 1:00 p.m. to identify landscaping needs.

Charon has done some research on 911 compliant address plaques and will share information soon.

Only 2 buildings are equipped with a fire suppression system, but it is a line item in the budget. This has been a point of contention over the years and Bruce provided meeting minutes dates for owners to read up on this issue: 9/4/2009 – Annual Meeting, 12/8/2009 - BOD including attachments, 6/25/2010 BOD

The developer put sprinklers in the first two buildings, due to malfunction issues, there was no fire suppression system installed in the remaining buildings. Sprinkler heads were recalled at one point, but the HOA was not informed. Owners replaced them at their own expense. Liability Insurance and potential risk to the HOA was discussed. The fire suppression system is serviced once a year. There are questions if this is a limited common area, is there an insurance reduction due to having sprinklers in 2 buildings, and does the HOA want to separate certain expenses for different units.

The meeting was adjourned at 3:45 p.m.