

Crail Creek Club Condominium Association Executive Board Meeting
January 18, 2022

Draft minutes

The meeting was called to order at 8:30am MT.

Present - Charon Warwick-Canning, Chuck Buker, Leif Johnson, Bryan Dige.

Old Business -

Decks and Stairs - Charon presented that her research leads her to the opinion that Trex is not the product to use. Product used on the first set of stairs only had a 2.5 rating. She recommends Fiberon or Cali-bamboo. Fiberon is more expensive, but class A for fires - PVC is the component, will not catch fire. Charon has asked a contractor to provide an estimate on the higher end Fiberon. The quote from Greg at Trex steps - about \$43K, three bedroom decks were quoted at about \$12K, much lower than the previous quote solicited by Hammond, as Greg does not think the 3-Bedroom decks need much structural work. Charon found another contractor (Owen - Blackmore Construction) He suggested the Cali-bamboo and can quote the Fiberon also. Charon is getting samples and we could get commercial pricing (\$8/sf). Fiberon product can have both sides used if damaged or stained. We should have a price from Owen.

Reserve Plan - Chuck brought up the aspect that as our buildings were built over time, there are modifications made in materials, so that the amount of work needing to be done on each building varies. This is important to remember in the current projects and in planning for the reserve plan.

Billing and Lindell - Lindell provides electronic billing to other clients and would be a cost savings to the association. We will ask them to switch Crail Creek to electronic billing and provide the ability to pay bills online. Charon motioned to approve this change, Ann seconded and the motion passed.

Tourist State License to Operate - Tourist Home License aka Public Accommodations License Charon has spent time investigating the rules associated with rentals in Montana. Based on state law, people who short-term rent out a room or more, the owner must have a license. issued by the Gallatin County Health Dept. Properties must be registered, renewed annually, and applications made. In Bozeman it is a misdemeanor not to have the license. It is a health and safety issue, with a health inspector and a fire inspection for properties in Bozeman. In Big Sky, there is not the staffing to have fire inspections, so that part is done by the owner. Homes that have more than 8 occupants in Gallatin County required by the West Yellowstone Fire Dept., but not yet required for Big Sky, need a fire sprinkler system. Owner of the property must apply, not the management company. Cost is about \$500 to apply and is, at minimum, a 30-day process. Fines of \$500 if someone runs a business without a license. This Tourist Home License only applies to short-term rentals on a nightly or weekly basis.

Newsletter - rough draft will be sent around. Charon has included information about Tourist License and asks owners to send a copy to Hammond. Ann and Chuck suggested that we delay including that information as it distracts from getting the governing documents updated and approved.

House numbers - Charon is investigating getting them up to code and in the proper location. According to her research, they do not follow the recommendations of the fire and safety codes for visibility.

Treasurer - Leif has asked other HOAs about who has the ability to write checks for an HOA - other associations use a similar method to us, with Hammond monitoring checks and Lindell paying them.

Insurance - Spanish Peaks went up a comparable amount to ours. Spanish Peaks used an outside broker to find theirs. They did have a fire and a pool, so not directly comparable.

Bylaws - Chuck went over the suggestions that have been made for the final draft of the governing documents. There is still one item that he would like Alanah to review. Parking issues should go into our "Rules and Regulations" so that they can be amended as needed without changing the governing documents in the future.

The meeting ended at 10:00 am MT