

Crail Creek Board Meeting
Tue, December 7th, 2021, 1:00 PM - 2:30 PM (MDT)

Meeting Minutes

Attendance

Board members present included Ann Scheder-Bieschin, Charon Canning-Warwick, Bryan Dige, Leif Johnson, and Chuck Buker; members present were James Isaacson, Roger Warr, Tobias Peikert, Monica Hauk, Allen Brokaw, and Rex Dollinger; Scott Hammond, Ryan Welch, and Maria Locker of Hammond Property Management (HPM) were present as well.

Call to order

The meeting was called to order at 1:05 pm.

Review of Meeting Minutes

Bryan motioned to approve the draft meeting minutes of the November 2nd board meeting; Chuck seconded the motion, and the minutes were approved.

Maria will circulate the latest edited draft minutes of the annual meeting for board review.

Due to personal reasons, Ann resigned her position as board president but will stay on the board in a lesser capacity. Charon and Leif agreed to share the role as co-presidents. *Ann made a motion to appoint Charon and Leif as co-presidents, Chuck seconded, and the motion was passed. Ann made a motion to appoint her as secretary, Bryan seconded, and the motion passed.* Charon stated that she will continue doing the HOA newsletter.

Property Management Report

Ryan gave a brief management report. HPM obtained plans from the engineer for the stair well design. Clear Creek Construction repaired drywall damage from a worker stepping through garage ceiling, stonework on stairwell still needs to be repaired but is on the schedule. The annual fire suppression testing was completed, exterior light bulbs are being replaced around campus as they are available at the hardware store. The heat tape was not turned on yet due to unseasonable warm temperatures. Stairwell replacement was estimated to take about 3 weeks, but inability to use the stairs will only be about one week. Units next in line for stairwell replacement are units 46 and 50. Greg from Horizon should have an estimate ready to share before Christmas, but a second quote for the stairwells and deck project will be obtained.

Member Forum

Monica Hauk mentioned that their unit is being short term rented but to mitigate some of the common problems they increased the minimum stay to 7 days as well as raised their prices to avoid weekend parties. She also spoke to the possibility of assessing short term renters' additional insurance cost. She is of the opinion to either share all costs as an HOA or charge actual cost to each unit. Bryan explained that insurance went up \$22,000.00 for the year, this increase is due to 3 factors – increase in property value, risk of wildfire and short-term rentals. Considering the necessary increase in dues next year, insurance contributes only a very small fraction. He suggests, with this being such a divisive issue, to not pursue the matter. Insurance is locked in for this year, but Leif is working with different carriers to obtain different quotes going forward. Some insurance carriers will reject coverage due to short-term rentals which limits options. Leif also pointed out that it was important to stay with a carrier with an A or A+ rating. There will be a lot more work and fact finding to be done before this topic should be discussed further. James stated he would like to see the membership working together and not against each other.

Good neighbor policy

Ann said the good neighbor policy is not to be a new set of rules and regulations, but a summary of the most important rules condensed into a one-page document. This document can be easily handed out to owners and displayed in rental units.

Proposed Governing Documents status and next steps

Chuck started compiling owner comments, most of them seemed non-controversial. It will take some time to sort through all comments and make necessary changes. Alanah will have to be consulted since some suggestions like moving the annual meeting date or changing the fiscal year might have legal implications. The next steps will involve sending out a new set of bylaws and declaration to the membership, a meeting will have to take place no less than 30 days after. A majority vote will decide on moving

forward with the proposed changes. In a second meeting the membership will vote on the actual new governing documents which will need a 75% vote of all members. The new documents propose a change to 60% since it has been historically difficult to obtain a 75% majority.

James voiced a concern regarding short term rental language. Chuck said that all controversial language had been taken out of the documents. It was also stated that use covenants in Montana are grandfathered in, changes would only affect new owners.

Leif, Chuck, and Tobias are working on a reserve plan to address future upcoming capital improvements on campus.

Follow up:

- Maria will send out latest annual meeting draft minutes.
- Maria will send out doodle poll to set up a BOD meeting to address governing documents comments
- Ann mentioned an HOA residence group that has been meeting monthly, organized by Gary Peterson, board president of Hidden Village; Ann will forward information regarding this meeting to Charon and Leif.
- Charon is planning the next newsletter for January and hopefully address assessment questions
- Ann was asking about owner residency in winter to potentially plan a party/bon fire for the membership
- Charon asks for all rental unit owners to disclose property managers to HPM
- Next meeting date – January 11th, 2022, 1:00 p.m.