

CRAIL CREEK CLUB (CCC)

Board of Directors Meeting
Monday, March 23rd, 2023 at 9:00 a.m. MST

Meeting Minutes

Attendance

Board members in attendance were Chuck Buker (CB), Charon Warwick-Canning (CW-C), Bruce Pallante (BP), and Kathy Schauer (KS).

Owners in attendance were Graeme Ingham, Irena Sniecinski, Leif Johnson, Roger Warr, Joe Cahalan, Larry Karban, Rex Dollinger, and Kirk Weber.

For Hammond Property Management (HPM) in attendance were Scott Hammond (SH) and Maria Locker (ML).

Approval of February 20th Minutes

Approval of the minutes was deferred to the next board meeting.

Treasurer's Report (KS)

KS Schauer reported that to date the budget is tracking as proposed. Change of accounting firms has been challenging to obtain previous YTD totals. KS is working with the CPA to produce a monthly budget to make reporting more accurate on a monthly basis. KS offered to answer any specific questions owners may have offline individually.

Roof Update

CB and SH met with the Jack Paris, the contractor who installed the new roofs three years ago. Jack agreed to do another site visit in the summer to do another evaluation.

Potential Solutions:

- Short-term – proactive roof shoveling
- Medium-term —Evaluate heat tape modifications to avoid ice dams, hire an engineering firm to assess the situation and propose solutions, pursue potential warranty claim from contractor
- Long term (20 to 25 years) – new cold roofs

Ice-build up in court yards is caused by water dripping off roofs and leaking gutters. Diverters on the roof, a better gutter system along with drainage is being investigated as potential solution.

Deck and Stair Project

- Dispute negotiations with Ryan McDonald/High Country Restoration continue.
- If needed, the Board is committed to removing both liens by either paying or bonding the liens placed against the property.
- Negotiations to secure a new contractor are underway; HOA hired contract attorney to assist
- Two more contractors are being interviewed for back up
- Weather permitting, work hopefully will start in May, priority will be given to safety issues

Parking Rules and Regulations

A townhall meeting will be held to get owner's input not only on parking but on all campus rules and regulations

