

# Silver Bow Owners Association

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**QUARTERLY BOARD of DIRECTORS MEETING  
WEDNESDAY, February 15, 2023 @ 1:00 PM  
HPM CONFERENCE ROOM**

## MINUTES

### **Call to Order**

President Kirk Dige called the meeting to order at 1:00 P.M.

Kirk Dige, Lou Halmes, and John Keating were present in person. BOD members attending virtually were Joe Woodmansee, Boyd Teegarden and Corey Meyers.

Also, in attendance were Mike Palmer, Dan Lukas and Julie Burgess from Hammond Property Management.

### **Approval of 10/26/2022 Board Meeting Minutes**

*A motion was made to approve the 10/26/22 BOD meeting minutes. The motion was seconded and carried.*

### **Treasurer's Report**

Halmes presented the Treasurer's Report beginning with the A/R report reviewing the process of alerting the 90 day past due residents. She will communicate with past due owners. The check register was reviewed.

*A motion was made to accept the check register for October 10, 2022, through February 13, 2023. The motion was seconded and carried.*

### **Management Report**

Lukas presented the manager's report focusing on highlights and routine maintenance. Lukas noted that the new spa pump is creating issues with plumbing. Water Dog will be on site to rectify the issue.

An electrician corrected the exterior light issues on campus, except for units 19 and 20. Lukas shared the proposal from the electrician to fix the exterior lights for units 19 and 20. Hammond Property Management will address the drainage issues near 48/49/50 to remove the concrete, grind and remove stump and work on grading issues for proper drainage. HPM will remove the flagged bushes.

A discussion was held regarding waste removal services. HPM will monitor dumpsters prior to garbage pick-up date. HPM will also request a quote from L&L site services.

### **New Business**

**Unit 57 Storage Closet Request** – A discussion was held regarding the request to build a second storage closet plus a wood storage bin, both to be attached to the building.

*A motion was made to decline the request. The motion was seconded and carried.*

**COSA Rewrite for Short Term Rental** – During a review of an Owner's application for a short term rental, the Gallatin City-County Health Department (GCCHD) is requesting a Certification of Subdivision Approval

(COSA) Rewrite which pertains to the water and wastewater of the Silver Bow campus. A discussion was held. Dige will meet with Ron Edwards of Big Sky Water Sewer District. HPM will share engineer contacts.

*A motion was made for the HOA to send a letter to engage engineers for bids. The motion was seconded and carried.*

### **Old Business**

**Landscape Committee Discussion** – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley) A discussion was held, and it was determined that a comprehensive landscaping plan with a phased approach will be created. Palmer recommended creating a scope of work focusing on safety, irrigation, and aesthetics. Halmes will schedule a landscaping meeting prior to the next quarterly Board meeting.

The group will work on an updated list of decks that need to be replaced. Dige will follow up with Unit 36.

**Correspondence/Complaint Log:** A discussion was held regarding the log.

**Adjournment** - *A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 2:15 p.m.*