

# Silver Bow Owners Association

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**QUARTERLY BOARD of DIRECTORS MEETING  
WEDNESDAY, May 17, 2023 @ 1:00 PM  
HPM CONFERENCE ROOM**

## **MINUTES**

### **Call to Order**

President Kirk Dige called the meeting to order at 1:01 P.M.

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

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

### **Approval of 02/15/2023 Board Meeting Minutes**

*A motion was made to approve the 02/15/2023 BOD meeting minutes. The motion was seconded and carried.*

### **Treasurer's Report**

Halmes presented the Treasurer's Report beginning with the A/R report. She will communicate with past due owners. The check register was reviewed.

*A motion was made to accept the check register for February 10, 2023, through May 10, 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 avian foggers were installed to prevent the swallows from nesting on the buildings. The pool is on track to open for Memorial Day weekend. The spa was re-plumbed to meet the needs of the new spa pump, which was too powerful for the old unions. Hammond has a contractor scheduled for an estimate to fix the small tiles in the hot tub.

The irrigation system is charged. The tree stump removal is scheduled for this summer.

The exterior light issues on campus for units 19 and 20 will be rewired through their unit, they will be paying for the electricity and the Board will have a new fixture installed. Hammond will investigate the underground wiring for potential issues along with the transformers.

### **New Business**

**Spring Dumpster** - The roll out dumpster will be on site May 26<sup>th</sup>. Hammond will monitor and schedule pick up with Republic Services when full.

**Siding Maintenance** - Mike McCarthy would be willing to work on the siding touch up once Hammond finds the correct staining product. The funding will be from the building maintenance budget line item.

**Rules Reminder** – Hammond will send a rules reminder to ownership focusing on patio clean up and dog waste issues.

**Old Business**

**Landscape Committee Discussion** – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley) The Landscape Committee completed a walk around campus. It was determined that a comprehensive landscaping plan with a phased approach will be created. Hammond will work on enlisting landscape companies to create a plan for the next meeting.

**COSA Rewrite Update** – Dige shared a Capacity Letter from Ron Edwards, Big Sky Water Sewer District, to the Montana Department of Environmental Quality regarding the Pine Ridge Townhomes. A discussion was held and the HOA will not be enlisting an engineer at this time.

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

The Association received a request for reimbursement from a rental management company for chimney cleaning and inspections on individual units they manage. The management company was unaware that the Association already performs annual chimney cleaning and inspections for all the units.

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

**Adjournment** - *A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 1:51 p.m.*