

# Yellowstone Condominium Owners Association

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**2022 Annual Owners Meeting**  
**10:00 am Friday, July 22, 2022**

## **MINUTES**

### **Call to Order**

Chairman Craig Chananie called the meeting to order at 10:05 am.

### **Introductions & Attendance**

Officers in attendance included Craig Chananie (80D), Sue Linsey (74A), Curly Hardyman (60A), Brad Reiersen (22C), and Buddy Baker (79A) attending virtually.

Other Owners in attendance included Gary Carlson (80C), Nancy Hardyman (60A) and Katie Scherfig (74B). Owners in attendance virtually were Charon Warwick-Canning (14B), Eric Schultz (44A), Brice Hutton (75A), Lisa Turley (18B), Danielle Smith (75B), Melissa Wiltse (28A) and Pat Dailey (63A).

Others in attendance included Scott Hammond, Ryan Welch, Julie Burgess and Robbeye Samardich of Hammond Property Management (HPM), Rich Lindell and Edrina Pico of Lindell and Associates.

### **Determination of Quorum**

51% of the membership must be present to conduct the meeting; 68.015% of the membership was present either in person or by proxy and quorum was established.

### **Approval of 2021 Annual Meeting Minutes**

Carlson suggested a change. Carlson made a motion to accept the meeting minutes with corrections; Reiersen seconded the motion which was carried.

### **Financial Report**

Financials were presented by Rich Lindell from Lindell and Associates. Lindell addressed the highlights reflecting total fund balances and operating expenditures. He stated only one member is not current on dues. Lindell reminded the group that their budget would be set in December for the following fiscal year and that the HOA's dues were lower than other HOA's at the time.

### **Manager's Report – HPM**

Ryan Welch presented the Manager's Report. Main points included:

- Painted units 30 A-D
- Removed plexiglass for winter and reinstalled in spring
- Winterized irrigation
- Conducted spring cleanup
- Install new pool heater
- Replaced water heater element in pool building
- Repaired damaged dryer in laundry
- Chimney inspections and cleans were conducted
- Repair broken 4X4 post in parking lot

An owner inquired about consolidating trash items on the Management Report. Welch explained consolidating trash includes breaking down boxes, moving items placed next to bins. A discussion was held about recycling pick up. The recycling center located on 191 was the recommended option.

Welch also discussed switching pool chemicals to cal-hypo for the pool.

Hammond reminded the group that the HOA utilizes effluent water to irrigate on campus. Although no precautions had been provided by Big Sky Water and Sewer District, the campus is irrigated at night to decrease contact with humans.

### **Chairman's Report**

Current sales in Association. Campus is looking good. Continue communication with Hammond to keep on top of issues.

### **Owner Correspondence/New Business**

- Owner requested installing a motion detection light for the laundry room. Welch will facilitate the installation.
- An owner asked Rich Lindell if he thinks the HOA is collecting enough reserves. Lindell believes under reserved in current market but Yellowstone campus is well maintained. The board has started discussion about the 2023 budget.
- An owner asked if there is a special assessment likely in the near future. Chananie does not see any in the near future.
- An owner asked if solar panels could potentially be added to the pool building. Schulz will do some research with pool roof measurements, North Western Energy and potential providers.
- A discussion was held regarding sidewalks and repaving. An owner requested to facilitate and pay to repave their pathway during the recent RID paving project in Big Sky Meadow. The project did not come to fruition, the asphalt would have to be done by hand. Hammond recommended that sidewalks should be 42" wide and concerned with the liability of the current sidewalks. Hammond could facilitate the sidewalks pending board direction.
- An owner asked to create/pave their own parking spot facing the Yellowtail Road. Chananie commented that would not be possible with common areas and BSOA.
- An owner asked if HOA could cap the number of cars for renters. Following up questions regarding assigned parking. Chananie explained there typically is not a parking issue except with the busy weeks. There are not enough parking spots for units.

### **Nominations for Board of Directors**

The following Owners were nominated for election: Craig Chananie, Curly Hardyman, Brad Reiersen, Buddy Baker, Eric Schultz and Pat Dailey.

### **Ballot for Board Election**

Lindell presented the results from the ballots for BOD elections. The board will consist of the following members: Craig Chananie, Brad Reiersen, Curley Hardyman, Buddy Baker and Pat Dailey.

### **Annual Meeting Date**

The group determined the 2023 Annual Meeting would be held on July 21st, 2023.

### **Adjournment**

Craig Chananie made a motion to adjourn the meeting at 11:44 am. Brad Reiersen seconded the motion and the meeting adjourned.