

CRAIL CREEK CLUB (CCC)

Board of Directors Meeting
Monday, June 26th, 2023 at 9:00 a.m. MDT

Meeting Minutes

Attendance

Board members in attendance were Chuck Buker (CB), Charon Warwick-Canning (CW-C), Bruce Pallante (BP), Max Scheder-Bieschin (MS-B), and Kathy Schauer (KS). For Hammond Property Management (HPM) in attendance were Scott Hammond (SH), Maria Locker (ML), and Ryan Welch (RW).

Approval of Minutes

A motion was made to approve the minutes from May 18th, 2023 as presented. All were in favor and the minutes were approved unanimously.

A motion was made to approve the minutes from May 21st, 2023 as presented. All were in favor and the minutes were approved unanimously.

HPM Management Report

RW reported he was very happy with the new landscaping company. Garbage and weeding needs to be addressed as well as replenishing washed rocks in needed areas. A choke cherry tree is ordered to be planted by unit 38. Hammond is working on bids for upgrading the heat tape system as well as for improving drainage on campus. SH and BP are working with NorthWestern Energy for long-term capital projects and potential needed upgrades.

Treasurers Report

KS presented the Treasurers report as distributed before the meeting. Discussed are implementing collection procedures, CB is appointed to be the sole contact person for the HOA's lawyer.

Deck and Stair Project

- CB expects the settlement with Ryan McDonald to be complete in the next few days.
- A new construction manager was hired, Todd Rossier.
- Bench seats will be completely covered with Azec Timbertech materials.
- It was discovered that some decks are not supported adequately, Todd is working with DCI, the engineering firm for advice on how to proceed
- A tentative project schedule will be shared with all owners.

Parking Rules

- No changes will be made to fine amounts and acceleration of fines.
- Restricting parking in front of two-bedroom units is discussed, language to require slanted parking in front of these units will be added.
- CW-C will investigate tasteful signs reading "private property – parking permit required" (or similar language) to be posted by both campus entrances.

New Business

- Budget meeting will be scheduled in the next few days.
- The annual meeting will be held at HPM's office, no other feasible venues are available.

The meeting was adjourned at 10:25 a.m.