

Upper Pines Condominiums

PO Box 160099, Big Sky, Montana 59716

2022 Annual Owners Meeting | Thursday, September 1st, 2022 | 10:00 AM
Big Sky Water & Sewer District Conference Room
561 Little Coyote Road

Meeting Minutes

Call to Order

Judy Bohnenblust called the meeting to order at 10:02 AM, MST.

Officers in attendance were Judy Bohnenblust (L3) and Dave Laing (L1). Daene McKinney (L2), Sara Pierson (J2), and Carrie Albro (J3) attending virtually.

Owners in attendance in person were Pam Bertram (L1), Jack Bohnenblust (L3), Susie & Bob McCarty (L4), Peg & Walter Kobin (I2), Bill Mauzy (K2), Deborah Watkins (K3), Max Yzaguirre (M3&M4), and Mary Ann Park (J4). Others in attendance included: Rich Lindell and Edrina Pico of Lindell & Associates; Mike Palmer, Robbeye Samardich, and Julie Burgess of Hammond Property Management.

Owners in attendance virtually were Karen Braun (I1), David Heyman (J1), Chris Albro (J3), Charles Watkins (K3), Laurie and George Sheldon (K4).

Determination of Quorum

Quorum was met with 100% of the membership present in person and by proxy.

Approval of 2021 Annual Meeting Minutes

A motion was made to approve the 2021 annual meeting minutes as presented. The motion was seconded, all were in favor, none opposed. The motion carried.

Financial Review and 2023 Proposed Budget

Rich Lindell presented the 2022 financial report. Cash total is \$366,337 (\$16,366 in operating; \$349,971 reserves).

Lindell presented the proposed 2023 budget which had been circulated prior to meeting time. Due to an increase in labor and material costs, the operating budget increased. Reserves decreased with lowering roof reserves. The total budget remained the same at \$133,200 keeping dues at \$1,850 per quarter per unit.

A motion was made to approve the 2023 proposed budget. The motion was seconded, all were in favor. The motion carried.

Management Report

Mike Palmer presented the manager's report. Main points throughout the year included:

- Annual fire suppression testing conducted every fall (federally mandated)
- Worked with 46 Degrees North on landscape responsibilities
- HPM conducts driveway snow plowing. Working closely with BSOA road crews.
- Facilitated roof shoveling, preventative shoveling
- Completed fire hydrant shoveling
- Coordinated chimney inspections/cleans
- Working closing with CMS roofing staging and project

Old Business-

Roofing Project- A discussion was held regarding the roofing project and roofing loan. Palmer requested any issues such as clean up and landscaping from the roofing project be directed to the Hammond Property Management office. CMS has been great at resolving issues on campus. The project should be completed by October 1st.

Rich Lindell will have the loan balance for the October 1st before the loan terms. Every year, once a year owners will be able to pay off their remaining portion on October 1st.

Staining Plan- The summer staining project is almost completed focusing on touch ups. Work was completed within the set budget amount. Moving forward with the budget, the board will create the staining rotation for all 18 units which will be forthcoming. It should be noted that staining will include doors, deck posts and rails but deck flooring is an owner responsibility.

New Business

Fire Department Mitigation Report –

David Laing and Max Yzaguirre met with Crystal Beckman, Community Risk Reduction Coordinator of the Big Sky Fire Department. The group walked the campus to look for fire mitigation items. Some highlights before receiving the official report.

- Ideally, no combustible material within 5 feet of homes (bare soil, gravel, cut grass)
- Firewood piles should be kept in the garage or moved 30 feet from buildings between June – October.
- Flammable materials like patio furniture cushions, baskets, and dog mats should be stored inside while not at home for long periods

Possible Entrance Sign to Upper Pines -

A discussion was held to install a sign similar to The Pines sign. David Laing, Daene McKinney and Bill Mauzy volunteered to explore project and report at next annual meeting.

A motion was made to explore the entrance sign options and cost for next meeting. The motion was seconded, all in favor except one. The motion carried.

Board Election-

A motion was made to nominate David Laing for reelection. The motion was seconded and carried.

A motion was made to nominate Carrie Albro for reelection. The motion was seconded, all in favor except one. The motion carried.

A motion was made to nominate Deborah Watkins. The motion was seconded and carried.

A motion was made to cease nominations. The motion was seconded and carried.

Reelected for a 3-year term (2022-2025) – David Laing
Elected for a 3-year term (2022-2025) – Deborah Watkins
2 years remaining of a 3-year term (2021-2024) – Judy Bohnenblust
2 years remaining of a 3-year term (2021-2024) – Daene McKinney
1 year remaining of a 3-year term (2020-2023) – Sara Pierson

2023 Annual Meeting Date - August 31, 2023 at 10:00 AM.

Adjournment

A motion was made to adjourn the meeting at 11:52 AM. The motion was seconded, and the meeting

was adjourned.

Announcements:

Distribute the owners list – HPM sent 9/22/2022, updates posted to website

Referral to Declarations regarding rental time –

8.4 **Leasing.** Owners may rent or lease their residential Units to others for residential purposes. Any such lease must have a term of at least seven (7) consecutive days. If the lease term is thirty (30) days or more, the Owner shall have a written lease with their lessee that complies with the governing laws of Montana, including remitting applicable taxes to the State of Montana and the local Big Sky Resort Area District and shall reference compliance by the lessee with this Declaration, Bylaws, and Rules and Regulations as adopted and subsequently amended. Such written lease shall include a copy of the Rules and Regulations. Owners shall be responsible for any violation by their lessees of the Governing Documents.

Amendment to exempt building M to be sent out – HPM posted to website, mailed out to ownership 09/23/2022