

## **CRAIL CREEK CLUB (CCC)**

Board of Directors Meeting

Tuesday, August 1<sup>st</sup>, 2023 at 4:00 p.m. MDT

### **Meeting Minutes**

#### **Attendance**

Board members in attendance were Chuck Buker (CB), Bruce Pallante (BP), Max Scheder-Bieschin (MS-B), and Kirk Webber. For Hammond Property Management (HPM) in attendance were Ryan Welch (RW), and Maria Locker (ML).

#### **HPM Management Report**

RW presented a short update on campus management (help with hot tub removal, tree removal and replacement, washed rock). More research needs to be done regarding heat tape on the roofs.

#### **Approval of Minutes**

*A motion was made to approve the minutes from June 16<sup>th</sup>, 2023 as presented. All were in favor and the minutes were approved unanimously.*

*A motion was made to approve the minutes from June 26<sup>th</sup>, 2023 as presented. All were in favor and the minutes were approved unanimously.*

*A motion was made to approve the minutes from June 30<sup>th</sup>, 2023 as presented. All were in favor and the minutes were approved unanimously.*

The July 11<sup>th</sup>, 2023 meeting minutes will be approved in the next meeting.

#### **Election of Officers**

Following is the slate of officers as voted on by the Board members:

- Chuck Buker (term ends in 2025) – President
- Bruce Pallante (term ends in 2024) – Secretary
- Max Scheder-Bieschin (term ends in 2024) – Treasurer
- Kathy Schauer (term ends in 2024) – Member at Large
- Kirk Weber (term ends in 2025) – Member at Large

Future Board Meetings will be held monthly at 3:00 p.m. MDT, financial reports will be shared monthly with all Board members. The Annual Meeting will be held July 7<sup>th</sup>, 8<sup>th</sup>, or 9<sup>th</sup>, 2024.

#### **Goals for Board**

Chuck presented a list with goals for the Board for the upcoming year (finalize parking rules and enforcement, reserve study, garage doors, community relations, landscaping, electrical distribution study, amongst others)

#### **Financials**

CB pointed out the need for a procedure to deal with delinquent owners' dues.

### **Deck/Stairs Project Update**

Project Manager Todd Rossier turned in his first invoice. CB will follow up with him on liability insurance and workman's comp requirements. Some change orders to the project will need to be made to address proper support for the decks and some rotten posts. The special assessment will pay for the project including change orders but additional items like garage doors will most likely not be covered.

### **Parking Rules and Regulations**

Parking Rules are not being aggressively enforced until completion of the Deck and Stair Project.

The meeting was adjourned at 5:18 p.m. MDT.