

# Upper Pines Condominiums

PO Box 160099, Big Sky, Montana 59716

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2023 Annual Owners Meeting | Thursday, August 31<sup>st</sup>, 2023 | 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 10:10 AM, MST.

Officers in attendance were Judy Bohnenblust (L3) and Dave Laing (L1). Sara Pierson (J2) attending virtually.

The owners in attendance in person were Pam Bertram (L1), Jack Bohnenblust (L3), Suzie & Bob McCarty (L4), Richard Braun (I1), Peg & Walter Kobin (I2), Laurie Sheldon (K4). Owners in attendance virtually were David Heyman (J1), Bill Mauzy (K2), Charles Watkins (K3), and Nick Pickles (M2).

Others in attendance included: Justin McKillop of Big Sky HOA Accounting, LLC; Mike Palmer, Annalise Locker, and Julie Burgess of Hammond Property Management. Bohnenblust introduced Justin and Morgan McKillop of Big Sky HOA Accounting, LLC. Justin and Morgan acquired the HOA accounting from Lindell's & Associates.

### Determination of Quorum

Quorum was met with 83.33% of the membership present in person and by proxy.

### Approval of 2022 Annual Meeting Minutes

***A motion was made to approve the 2022 annual meeting minutes as presented. The motion was seconded, all were in favor, none opposed. The motion carried.***

### Financial Review and 2024 Proposed Budget

McKillop presented the 2023 financial report which was included with the meeting packet. Noting the fiscal year ends September 30<sup>th</sup>. The roofing loan balance with First Security Bank is \$321,117. Owners that financed the loan will have the opportunity to payoff their portion next June.

McKillop presented the proposed 2024 budget which had been circulated prior to meeting time. A discussion was held regarding the proposed budget specifically insurance line item. Big Sky associations have seen increases with insurance due to the Total Insured Value and Wildfire danger. The total budget increased to \$140,400 with dues of \$1,950 per quarter per unit.

***A motion was made to approve the 2024 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:

- New Roof Performance with the heavy snowfall this year
- 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.
- Completed fire hydrant shoveling.
- Coordinated chimney inspections and cleans.
- Working with Pristine Painting for staining rotation.

## **Old Business-**

**Roofing Project-** A discussion was held regarding the roofing project. Palmer was pleased with CMS performance. There were a few issues with staging and timing at the beginning of the project. Overall, the project came in under budget due to the contingency. The roofs performed well during this winter's heavy snowfall and temperatures. Palmer thanked the Board and ownership for their hard work and help during this project.

**Staining Plan-** The staining rotation project this summer went well. The garage and man doors will be part of the rotation. Pristine Painting anticipates costs next summer will increase to \$20,000.

**Entrance Sign-** At last year's annual meeting a committee was formed to research signage options for the HOA similar to The Pines sign. The project is tabled at this time due to costs.

**Landscaping Report-** 46 North is mowing a 5-foot perimeter around the backs to help with fire mitigation. They also complete weed control for the thistles only. Bohnenblust will address front weeds with 46 North.

Laing followed up with the Fire Department's fire mitigation suggestions such as tree removal for trees that are touching roofs and buildings.

Hammond was tasked with looking for visible house numbers for fire department and emergency events.

## **New Business-**

### **Board Election-**

***A motion was made to nominate Sara Pierson for reelection. The motion was seconded and carried.***

Deborah Watkins resigned from the Board. The Board appointed Laurie Sheldon to finish the two-year term.

Reelected for a 3-year term (2023-2026) Sara Pierson  
2 years remaining of a 3-year term (2022-2025) – David Laing  
2 years remaining of a 3-year term (2022-2025) – Laurie Sheldon  
1 year remaining of a 3-year term (2021-2024) – Judy Bohnenblust  
1 year remaining of a 3-year term (2021-2024) – Daene McKinney

**2024 Annual Meeting Date - August 29, 2024 at 10:00 AM.**

### **Adjournment**

***A motion was made to adjourn the meeting at 11:08 AM. The motion was seconded, and the meeting was adjourned.***