



**Lone Mountain at Big Horn**

**2023 Annual Meeting**

**Monday, December 4, 2023, 5 p.m., MST**

**Via Go To Meeting**

**Meeting Minutes**

**Call to Order**

The meeting was called to order at 5:00 p.m. by Scott Hammond

Board members present via GoTo Meeting included John Baderman, Melissa Warnock, Tuck Mallery, Phil Russell, and Kathy Burnham.

Owners present virtually included Clifford Clark, Jim Smedsrud, Michelle and Joseph Green, Kalani Cowles, Kathleen Johns, John Knoedler, Chris Knoedler, Chris Clinton, Adrienne Fleckman, Cindy Rogers, Kim Northrop, Rebecca Husband, Mike and Cherry Eustace, Martin Gebke, Tracey Livernois, and Kaia Lee.

Others present virtually included Doug Shanley, CPA, Jamie Anderson, Julie Burgess, Blair Hartley, and Scott Hammond of Hammond Property Management.

**Quorum was established with proxies received and owners on call.**

**Meeting notice was sent November 20, 2023**

**Approval of 2022 Annual Meeting Minutes**

Per Scott Hammond's suggestion, Melissa Warnock made a motion to waive reading and approve the 2022 annual meeting minutes as presented; Baderman seconded, and the motion carried unanimously.

## **President's Report**

Melissa Warnock had two announcements:

1-There are two available board positions. A big thank you goes to John Baderman for his hard work and diligence on the board. Melissa will be running for re-election at the special election today.

2-Melissa reiterated her biography, her connection to Big Horn, and her enthusiasm for serving this board. She instructed Julie to send out an email concerning the Facebook group page information while reassuring those not on Facebook that they will receive pertinent emails.

## **Manager's Report**

Scott Hammond provided the Manager's Report by introducing all staff members in meeting attendance. Jamie Anderson then highlighted items such as finishing the punch list with Langlas, regrading landscaping behind Unit 13, removing down tree outside Units 23 & 28, repairing metal crickets, replacing two flue pipes, capping electric fireplaces, replacing roof braces, installation of hose bib, insulation of foundation vents, putting up Best Rate towing signs, keeping grounds clean from bear visits, refilled dog waste bags at all stations, completed water-cop inspections and annual fireplace inspections.

Owners asked about the future of water-cops, and discussions led to the need to complete research on alternative products available. ~~In three years,~~ Water Cop will no longer make replacement parts for the model that is installed in Big Horn units. It will also be determined at a later date who will cover the cost of ~~new water-cops~~ (or equivalent) if that choice is made.

Scott wanted to recognize Mike Palmer for having taken quick action last year when 3 Rivers caused a leak while installing fiberoptics.

Owners identified a burned-out streetlight and also wanted clarification of towing procedures.

Parking is allowed in the following areas: driveways, garages, and designated spots only (no parking along thoroughfares). Due diligence to contact the vehicle owner is completed before towing would be considered. Julie will email the pet policies (as renters are not to have pets), parking reminders, and trash rules to all owners as reminders and to pass along to renters.

## **Treasurer's Report**

Doug Shanley provided the highlights of the financial reports and the 2024 budget as presented in the meeting packet.

A motion was made to approve the preliminary budget, seconded, and the motion carried unanimously.

## **Report of the Board**

**-Final report of the siding project:** John Baderman reported that the siding project is almost complete with Langlas (just a few window and door items). Some of the new doorframes will have to be painted in the spring/summer. The project overcame supply chain issues, and John praised the architect and HOA design committee for having done a great job. Hammond was instrumental throughout the siding project as well. This project will definitely provide owners significant savings in future maintenance costs.

**-Landscaping:** Melissa Warnock deferred to Scott Hammond concerning landscaping suggestions. Scott recommended getting competitive bids to work with the core landscaping and mature trees that are on campus despite the construction damages from 3 Rivers and Langlas. The board has decided to postpone work until spring/summer of 2024. The unspent budget from 2023 will be added to the 2024 budget resulting in \$31,500.00 for 2024 landscaping work. It was also suggested that the Big Sky Fire Department complete a walk-through to determine any action that can be taken to mitigate damage from wildfires.

**-Roof snow management:** Scott Hammond discussed having gone over the budget due to the excessive amount of snow last winter. Jamie indicated that scheduled roof bar installations and replacements were completed as of today. The drainage issue around units 48 & 53 will be reassessed when the snow begins to melt in the spring to see if corrections can be made with overflow.

**-Poma Lift:** Tuck Malley discussed the history of the financials and contract terms since the inception of this lift in Big Sky. The Big Horn share of the current bill this season is going to be around \$35,000.00. Several owners have complained about the lift being outdated, needing service for weeks at a time during the winter season, being advertised as a Resort Lift, and not staying open from 8 a.m.-4 p.m. as indicated by the contract terms. Tuck indicated that negotiations should be made for fair and reasonable payments and lift standards.

A motion was made to proceed with aggressive negotiations with Big Sky Resort concerning the Poma Lift. The motion was seconded and carried unanimously.

**-Rules for trash can placement:** Phil reminded all owners that any trash cans out at times other than pickup days are impeding snow removal in the winter. Trash cans should be placed out early Monday mornings and brought in the same day. Property managers as well as guests need to be aware of the rules. Also, bins are required to be bear-proof with locks. Republic will replace any bins for free where the bear proof lock is broken. Hammond was asked to assess staffing and resources to potentially take trash out for some owners on a paid schedule.

## **Discussion & Owner Questions**

-Owner requested that the paved parking pads be extended a few feet to accommodate large pick-up trucks.

-Owners requested that the proxy form be streamlined and more user friendly.

## **Election of Board Members**

Doug Shanley announced the election results and the election of Melissa Warnock as President. Kalani Cowles was nominated to join the board. She presented owners with her HOA board experience and positions in which she would be an asset. Her nomination was seconded and carried unanimously. Board roles will be determined at the board meeting following the annual meeting.

## **Unfinished Business**

Scott Hammond recommended that an *ad hoc* committee should be formed for landscaping. Please email Julie Burgess if interested.

## **New Business**

Declarations, Bylaws, and Rules Revisions have been tabled until an advisory meeting is completed with the attorney.

## **Next Meeting**

Monday December 2, 2024; virtual save the date

## **Adjournment:**

The annual meeting was adjourned at 7:03 pm.

Board meeting to immediately follow.