

Silver Bow Owners Association

**QUARTERLY BOARD of DIRECTORS MEETING
WEDNESDAY, October 18, 2023 @ 1:00 PM
HPM CONFERENCE ROOM**

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 1:00 P.M.

Kirk Dige and Lou Halmes were present in person. BOD members attending virtually were Joe Woodmansee, Boyd Teegarden, Lisa Prugh, John Keating, and Corey Meyers. Also in attendance were Dan Lukas, Mike Palmer, Blair Hartley, and Julie Burgess from Hammond Property Management.

Approval of 07/26/2023 Board Meeting Minutes

A motion was made to approve the 07/26/2023 BOD meeting minutes. The motion was seconded and carried.

Approval of 09/01/23 Annual Meeting Minutes Draft

The Annual Meeting minutes will be approved at the 2024 Annual Meeting.

A motion was made to approve the 09/01/2023 Annual Meeting Minutes Draft to be presented at the 2024 Annual Meeting. The motion was seconded and carried.

Treasurer's Report

Halmes presented the Treasurer's Report beginning with the A/R report. She is working with past due owners. The check register was reviewed.

A motion was made to accept the check register for July 10, 2023, through October 9, 2023. The motion was seconded and carried.

A discussion was held regarding interest rates. The HOA's banks currently have short-term CDs with higher interest rates than the Money Market Accounts where funds are currently held.

A motion was made to approve the Board to purchase CDs at their discretion provided that the CD term is no longer than 6 months. The motion was seconded and carried.

Management Report

Lukas presented the manager's report focusing on highlights and routine maintenance. Lukas stated that the pool is winterized, Johnny's Appliance made repairs to the laundry facility equipment, broken hose bibs at 69/70 were repaired, he is working with a contractor on a bid to replace tiles on the hot tub and paper towel holders in pool restrooms were replaced. Lukas is working with DVK Electric on the exterior lighting issues which includes replacing the main breaker at the transformer box near unit 27. Lukas is waiting for a bid from an arborist to remove the dead tree near Unit 24. A discussion was held regarding the drainage project near 49/50. The tree stump was removed, and the contractor returned to further grind the root system for proper drainage. Weed mat and drain stone will be added.

New Business

Election of Board Directors – *A motion was made to reelect the existing slate of Kirk Dige, President, Joe Woodmansee, Vice President, and Lou Halmes, Secretary/Treasurer. The motion was seconded and carried.*

Unit 36 Deck proposal - A discussion was held for the deck replacement proposal included in the meeting packet.

A motion was made to approve the deck alteration within the same footprint. The motion was seconded and carried.

Unit 34 rain gutter request – Owner requested a rain gutter over the entry and deck at side bedroom. It was noted that, when facing the deck/entry from outside, the gutter should drain into the gravel area to the right.

A motion was made to approve the HOA to install a gutter as proposed at Unit 34. The motion was seconded and carried.

Board Meeting Schedule for 2024 – The group will be meeting February 14th, May 15th, and July 24th at 1:00 pm.

Update Signature Authorizations- A discussion was held regarding signers on bank accounts.

A motion was made to approve signers Lou Halmes, Kirk Dige and Jessica Trulen of Knaub and Company as authorized signers. The motion was seconded and carried.

State Farm Insurance Deductible- A discussion was held regarding the question from the annual meeting to increase the current \$10,000 deductible.

A motion was made to table requesting a change in the deductible amount. The motion was seconded and carried.

Republic Services contract renewal – A discussion was held regarding the renewal of the 3-year Republic Services contract and the estimate from L&L Site Services.

A motion was made to switch to L&L Site Services subject to the contract term not exceeding 2 years and subject to HPM and Dige approving the terms of the final contract, including upfront costs. The motion was seconded and carried.

Old Business

Landscape Committee Discussion – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley)

A discussion was held regarding a comprehensive landscaping plan with a phased approach. Dige is meeting with a landscape architect this week.

A discussion was held regarding siding paint touch up. Siding touch ups will be included in the three year staining rotation.

Correspondence: A discussion was held regarding the complaint log.

Adjournment - *A motion was made to adjourn. The motion was seconded and carried. The meeting adjourned at 2:21 p.m.*