

Upper Pines Condominiums

PO Box 160099, Big Sky, Montana 59716

2023 Mid-Winter Meeting | Friday, March 3, 2023 | 1:00 PM
Hammond Property Management Conference Room
50 Meadow Village Drive

Meeting Minutes

Call to Order

Judy Bohnenblust called the meeting to order at 1:00 P.M., MDT.

Officers in attendance were Judy Bohnenblust (L3) and Dave Laing (L1), Daene McKinney (L2), Deborah Watkins (K3), and Sara Pierson (J2) attending virtually.

Others in attendance included: Mike Palmer, Annalise Locker, and Julie Burgess of Hammond Property Management.

Staining Schedule

Pristine Painting recommends starting at the L building with the paint rotation, then I, J, K, and M. . The budget will cover the staining of one full building per year. Manlifts or access issues may be added expenses. The last complete staining project was 2013 with every building and touch ups over the years. The Board will reevaluate annual to confirm the rotation schedule.

Doors are a homeowner's responsibility unless included in a staining project. They will be included during the staining rotation. HPM will get a quote from Pristine Painting if the owner would like to have their door painted prior to the rotation schedule.

Fire Mitigation

Max Yzaguirre (M3), David Laing and Annalise Locker participated in the original Fire Mitigation walk through with Crystal Beckman, Community Risk Reduction Coordinator of the Big Sky Fire Department. Crystal is no longer with the Big Sky Fire Department and working to connect with the new Community Risk Reduction Coordinator.

- 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
- Identify and tag trees that are within 5 feet of homes or touching homes/decks.

Grant options will be researched to help with the fire mitigation project.

Landscaping – A discussion was held regarding landscaping. There were complaints that this past summer and the HOA is not utilizing the full budget line item for landscaping. A walk through will be scheduled this spring with 46 North Landscaping, the Board and HPM to work on a list of hot button issues. Schedule beginning May, weather dependent.

HPM will contact Doug Bing regarding the retention pond.

The snowplow hit the street sign. The sign is currently down. HPM will fix the sign.

Cold Roof Recap- The new roofs are holding up well with the tremendous snow Big Sky has received this winter. No reported roof leaks at the Upper Pine campus. There is not limit for the snow load on the roofs. Hidden Village does have snow load limits which require preventative shoveling. The roofing project is under budget and there are a few last items to work on to submit to the loan.

HPM is waiting on a full financial report from Lindells to meet with Tim Kent at First Security Bank.

Budget Review - The budget is currently over for the fire suppression inspection which is due to a Federal Regulation change regarding glycol temperatures. HPM reported that most HOAs have seen increases with Fire Suppression Inspections. The insurance is also over budget with the mid-year increase.

Other -

Possible Entrance Sign to Upper Pines - David Laing and Daene McKinney reviewed the installation of a sign similar to The Pines sign. This item has been tabled.

BSOA Road Snow Removal- The Big Sky Owner's Association plows the roads for Upper Pines. HPM plows the roads for Hidden Village since they are not part of the BSOA. HPM recommends that the Board contact the BSOA regarding service (low priority, correct equipment and narrow roads).

Adjournment

A motion was made to adjourn the meeting at 2:20 PM. The motion was seconded, and the meeting was adjourned.