

# **CRAIL CREEK CLUB (CCC)**

Open Board of Directors Meeting  
Tuesday, March 12<sup>th</sup>, 2024 at 3:00 p.m. MST

## **Attendance**

Board members: Chuck Buker (CB), Max Scheder-Bieschin (MS-B), Bruce Pallante (BP), Kirk Weber (KW)

Owners: Charon Warwick-Canning (CW-C), James Isaacson (JI), Irena Sniecinski (IS), Larry Karban (LK), Lisa Warr (LW)

HPM Staff: Ryan Welch (RW), Scott Hammond (SH), Maria Locker (ML)

## **Approval of meeting minutes**

*A motion was made to approve the meeting minutes from February 13<sup>th</sup>, 2024. The motion was seconded, all were in favor and the motion carried.*

## **Property Manager's Report**

- RW met with Green Source Electric about the proposal to evaluate additional heat tape. BP will speak to this later.
- RW will meet with Melissa Steiner of Lot4 Architecture next week on 3/20/24 to discuss the stone privacy walls on the three buildings along Curley Bear road. He will also show her the caps on the stone walls that were previously rebuilt to get advice on these for future maintenance, and have her look at the new stairs to the three bedroom units to see if she has ideas to prevent slipping from snow and ice on the stairs.
- Newman Restoration did final walk-through in unit 56 following the Pressure Regulating Valve (PRV) failure, which froze and cracked.
- Preventative roof snow shoveling was conducted in all problem areas around campus.
- Special ice melt that is safe for the new TimberTech decking material was ordered and will be tested on a small sample of one three bedroom stairs.
- CB and MS-B suggested sweeping stairs with a broom after shoveling to reduce slipping hazards on the stairs. RW will address this with our contractor.

Charon inquired about the stone privacy walls along Curley Bear Rd and the architect that was hired. She stated that she was under the impression that alternative options for replacing these would be considered. CB explained that the Board discussed this previously and decided to keep the same look of the walls on these three remaining buildings to match the 5 buildings along the golf course that have already been rebuilt ( see the minutes from Dec 12, 2023 board meeting where this decision was made). The board asked our architect to develop construction grade design drawings and

engineering specifications that would maximize the useful life of the replacement walls and that would assist in obtaining contractor quotes. CB also explained that these walls have been on our deferred maintenance list for years, and one unit is for sale, so the board plans to address these as soon as weather permits. We cannot share costs estimates at this time as we need the architectural drawings and specifications to obtain quotes. Once we have quotes, the board will share the costs at a future board meeting.

### **Financial Report**

MS-B presented the financial report. Variances from YTD budgets were explained. While overall we appear to be under budget at this time, there are timing related expenses as well as some unplanned expenses that will be hitting later this year.

The smaller of the two roof loans was paid off and the second roof loan has a remaining balance of about \$100,000. The loan taken out to bridge the timing gap between paying Lapka and Sons and incoming quarterly special assessments will be paid down considerably with assessments coming in. Special assessments run through the end of the calendar year 2024.

### **Deck and Stair Project Update**

Lapka and Sons finished the last of the punch list items, and the board released the roughly \$75,000 of retention it was holding. CB noted that Todd Rossier (our project manager) did an excellent job of managing the project. Ryan McDonald, the original contractor, has been making note payments on time and in accordance with the terms of the note.

### **Roof Claim**

The board hired counsel to consider a lawsuit against the roofer. The fee arrangement is on a contingency basis and is favorable to the HOA.

### **Parking Rules**

Implementation of the new parking rules and regulations has helped mitigate issues.

### **Reserve Advisors**

BP said Reserve Advisors' on-site visit is scheduled for either May or June. Requested information has been sent to prepare for the on site engineer inspection. Everything is on schedule. It was noted that several other HOAs in Big Sky have requested capital reserve studies this year.

### **NorthWestern Energy update**

Green Source Electric provided an estimate for the following:

- Fill out and submit the NWE new construction/modification application to gain an understanding of transformer capacities.

- Outside meter panel analysis work to determine capacities for future heat tape additions. These are also necessary as part of the NWE application, load calculations and infrastructure evaluation (transformers and wires to each building).
- Inspect each unit's electric panel for abandoned circuit breakers once used for heat tape and Bylin roof panels. Wiring, removal of the old circuit breakers, and installation of service panel blank caps will be performed as needed following National Electric Code (NEC) in each of the 32 units. The scope of this work is limited to abandoned breakers once used for heat tape and the Bylin roof panels.

All three elements of the proposal were approved. Scott and BP will continue to lead this effort.

The meeting was adjourned at 4:05 p.m. MDT.

### **Executive Session**

4:10 p.m. MST

Board member Kathy Schauer (KS) joined the executive session.

RW asked permission to hire an electrician for about \$600 to connect the tamper valve alarm to the fire suppression system to bring the system into code compliance per inspection report. The Board approved this necessary expense.

RW submitted a proposal from an arborist to do pruning and removal of trees. The \$45,000 estimate seemed high and there were concerns about the scope definition of the proposed work. The Board suggested trying to find other estimates for comparison. The landscape committee will be asked to determine the scope of work for an arborist and recommend how to best address the currently unbudgeted cost of this work.

### **Delinquent Accounts**

A couple of homeowners are delinquent in their dues, one account is over 180 days overdue. As of February 1<sup>st</sup>, 2024 the new Crail Creek Club collection policy is in place and interest and fees will be collected from overdue owners. Non-payment of assessments may result in the HOA recording a lien on such owner. Since the policy is relatively new and went into full effect Feb 1 2024, Treasurer MS-B will try to contact the

two delinquent owners. If outstanding balances are not paid in full-by the next board meeting in April, the board will initiate next steps for collection per the policy.

### **Roof Claim**

Documentation to support a claim against Forthright roofing has been collected and shared with outside counsel. CB is working with them on the best legal strategy. The board expects counsel to file suit in the next 30 days or so. Many details are confidential and attorney client privilege so they cannot be shared or included in the minutes.

### **Parking Rules and Regulations**

*A motion is made to approve version 3 of the "ding notice" to be put on cars in violation of parking rules, an abbreviated version of the rules will be printed on the back of the notice. All were in favor and the motion passed unanimously.*

### **Stairs**

Small sandwich boards, similar to the ones used at B.A.S.E. (a photo was shared) with "Caution" will be purchased to place on stairs to warn guests and owners of icy or slippery conditions during winter months. Orange cones will continue to be used in driveways and roads where necessary to identify hazards.

### **Insurance Claim**

Current insurance premium is shy of \$60,000 with a \$5,000 deductible. The Newman Restoration invoice for the water mitigation in unit 56 was about \$13,000. Our current insurance agent advised us that insurance premiums are rising (agent expects up to 15% increase) with many insurance carriers not renewing policies and pulling out of HOA coverage and Montana markets completely. He recommended not filing a claim as this will affect future insurability and cost negatively. SH confirmed that HPM has seen this with most of the HOAs that they are working with. A number of HOAs are now struggling to find coverage. He added that HOAs are trending to higher deductibles to save on premiums and are implementing insurance reserves to cover the higher deductible.

*A motion was made to pay the water mitigation invoice out of HOA funds and not file a claim with the insurance to avoid the risks of a high rate increase or cancellation All were in favor and the motion passed unanimously.*

The meeting was adjourned at 5:37 p.m. MDT.