

Silver Bow Owners' Association

ANNUAL MEETING – August 30, 2024 at 9:00 AM
Big Sky County Water and Sewer District Building and
Virtual via gotomeeting.com

MINUTES

Call to Order

President Kirk Dige called the meeting to order at 9:05 a.m. Introductions were made and a quorum was determined with 64.28% of owners represented in person or by proxy.

The following Board members were in attendance: K. Dige (Unit 45), President; J. Woodmansee (Unit 66, virtually), Vice President; L. Halmes (Unit 12), Secretary/Treasurer; J. Keating (Unit 1), Director; L. Prugh (Unit 46), Director; B. Teegarden (Unit 48, virtually), Director; and C. Meyer (Unit 67, virtually), Director.

The owners present in person were J. Peterson and M. Davies (Unit 2), N. Woodmansee (Unit 66), B. Turlington (Unit 54), D. and B. Bozman Moss (Unit 20), K. Frederick (Unit 40), and J. Leeper (Unit 64). The owners present virtually were A. Buday (Unit 55), J. Leeper Sr. (Unit 64), M. Duke (Unit 47) and M. Dobrenski (guest of Unit 55).

Also present were Hammond Property Management (HPM) Representatives M. Palmer, D. Lukas, and J. Burgess and M. Knaub from Knaub and Company.

K. Dige discussed the requirements by the Gallatin City County Health Department (GCCHD) regarding Public Accommodations Licenses for Short Term Rentals. The GCCHD required a Certificate of Subdivision Approval (COSA) Rewrite by the Silver Bow Owners Association prior to issuing any licenses. The COSA Rewrite request was triggered by an application from an individual Unit Owner who was denied a license in February of 2023. The Board hired Morrison and Maierle in May of 2024, at a cost of approximately \$5,000, to complete a COSA Rewrite Feasibility Study which included an Engineering Services Proposal. In July of 2024, it was discovered that a Public Accommodations License had been issued to a different Unit Owner in February of 2024. The Board is currently working with the Big Sky County Water and Sewer District, hoping to resolve this issue and to provide clarity on the licensing process.

Approval of the 2023 Annual Meeting Minutes

A motion was made to approve the 2023 Annual Meeting Minutes as presented. The motion was seconded and carried.

Manager's Report

D. Lukas presented the Manager's Report focusing on the highlights, noting the annual winterization and startup of irrigation, the annual chimney inspection and the deck staining and siding painting rotation. HPM performed daily checks of the hot tub and pool, facilitated removal of bushes and tree trimming for fire mitigation, added drain stone between Units 48/49 for proper drainage, upgraded hot tub plumbing, upgraded pool signage, and facilitated the switch from Republic Services to L&L site services for waste removal. Fall maintenance plans include replacing the stairs behind the pool building, edging walkways throughout campus, and working with Johnny's Appliance for new washers and dryers. Lukas will work on trimming branches near Unit 6.

Treasurer's Report

M. Knaub presented the Treasurer's Report. See attachment to the meeting packet.

No action was required.

Discussion & Approval 2024-2025 Budget

M. Knaub presented the proposed Annual Budget. The total proposed budget, including Operating Expenses and Reserves, was \$383,910. This represented an increase of 3.26% from the previous year. The increase was necessary due to generally increasing prices, including labor. The increase also included \$5,000 to the Landscaping Reserve Assessment.

A motion was made to approve the 2024-2025 budget as presented. The motion was seconded and carried.

Nominations and Election of Board of Directors

The three-year Board terms for Dige and Prugh were up for re-election this year. Dige asked the group for additional nominations.

A motion was made to close nominations. The motion was seconded and carried.

A motion was made to elect the slate of Dige and Prugh for a term of 3 years. The motion was seconded and carried.

Adjournment

A motion was made to adjourn the meeting at 9:49 AM. The motion was seconded and carried.