

Silver Bow Owners Association

**QUARTERLY BOARD of DIRECTORS MEETING
WEDNESDAY, July 24, 2024 @ 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, Boyd Teegarden, and Lou Halmes were present in person. The board members attending virtually were Lisa Prugh, Joe Woodmansee, John Keating and Corey Meyers. Also in attendance were Dan Lukas, Mike Palmer, and Julie Burgess from Hammond Property Management.

Approval of 05/15/2024 Board Meeting Minutes

A motion was made to approve the 05/15/2024 BOD meeting minutes. The motion was seconded and carried.

Treasurer's Report

The group reviewed the Treasurer's Report beginning with the A/R report. Dige will follow up with Halmes to confirm the two past due owners have been contacted. The check register was reviewed.

A motion was made to accept the check register for May 15, 2024, through June 30, 2024. The motion was seconded and carried.

Management Report

Lukas presented the manager's report focusing on highlights and routine maintenance. Drain stone was added to 48/49, McCarthy completed the deck staining rotation and touch ups, weed whipped area behind the pool building, completed health inspection with pool and spa, maintained avian foggers and bird spikes, and worked with electrician regarding exterior lights.

New Business

Pool Inspection – The Gallatin County inspection was completed yesterday. The inspector noted the hot tub tiles do not comply with standards which should be completed in 90 days. Lukas has a current estimate from Select Design Build Construction for \$9,200. Lukas will reach out to GCCHD for more information regarding inspection standards.

Unit 63 and 64 Bed/Swallow Bugs – A discussion was held regarding bed/swallow bugs discovered in units 63 and 64. The units have hired pest control companies individually, not through the HOA. No Board action required at this time.

Unit 69 Windows – A discussion was held regarding the owner's request for new windows. Dige will reach out and follow up with the owner.

Common Area Washing Machine – A discussion was held regarding the need to repair and/or replace one of the common area washing machines. Johnny's Appliance offers a rental service whereby they supply and

maintain the laundry equipment. The HOA would receive a portion of the laundry income. Hammond will follow up with Johnny's regarding the contract and confirming the cost.

A motion was made to switch the current machines owned by the HOA to Johnny's Appliance rental service pending no change of cost to customer. The motion was seconded and carried.

Review and Approval of 2024-2025 Budget- A discussion was held regarding the 2024-2025 budget. The proposed budget reflects a 3.26% increase.

A motion was made to present the 2024-2025 proposed budget to the owners at the annual meeting. The motion was seconded and carried.

Annual Meeting Agenda Review- Burgess will send documents to Dige for review.

Succession Planning – Dige and Prugh will run for reelection.

Old Business

COSA Rewrite – A discussion was held regarding the Morrison & Maierle COSA Rewrite Engineering Proposal and the Gallatin City County Health Department (GCCHD) and Big Sky Fire Department requirements for short term rental licensing. Dige will follow up with Morrison & Maierle for the next steps and clarification of the GCCHD requirements.

Unit 36 Deck –The deck is under construction. The landscaping repair work will be charged to owner per the Deck Replacement Guidelines.

Landscape Committee Discussion – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley) A discussion was held regarding Common Area sidewalks in need of repair or replacement. Hammond will identify areas with negative drainage and vole damage and work on estimates to repair.

Adjournment - *A motion was made to adjourn. The motion was seconded and carried. The meeting was adjourned at 3:03 p.m.*