

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
April 25, 2024**

Call to Order

The meeting was called to order at 11:05 AM by President Jonathan Ferrell.

Roll Call

Board members present:

Jonathan Ferrell
Dusty Demerson
Kevin Adams
Char McAlpin
Alenka Vobornik

Homeowner Present:

Timothy Tosta

Management Present:

Annalise Smith, Billy Laird, and Juliana Spinella

Dusty Demerson made the following:

Motion: To waive proof of notice

Second: Char McAlpin

Vote: Unanimous Approval

Unfinished business- Roofs

The board and management reviewed cost estimates and assessment amounts per unit based on the bids received by each roofing company. One bid was received from Axtell Mountain Construction and one bid received from Pinnacle Construction. Management reviewed the scope of work with each roofer. Although at first glance, it appeared that Pinnacle Construction Inc's estimate was lower, there was reason to believe they did not provide a bid with the full scope of work required. They had additional line items and referred to billing as time and materials for some line items. The board and management agreed that Axtell Mountain Construction's bid was more complete and more reliable.

Dusty Demerson mentioned Axtell Mountain Construction completed the Mountain Sunrise condo roof and the project came in under budget. Jonathan Ferrell agreed that Axtell Mountain seemed to be the best choice. The board mentioned hearing mixed reviews about Pinnacle Construction and with the scope and magnitude of the project, the board agreed it was better to pay what appeared to be a premium for better quality and to prevent getting hit with extras or a time and materials bill that far exceeded the estimate. Axtell Mountain Construction included a "not to exceed amount" of \$425,000. The board asked management to go back to Axtell Mountain one last time to renegotiate since Pinnacle's number was less than theirs. Tim Tosta

explained that the more thorough inspection, scope, and knowledge of Axtell was a good reason to use them for this project.

The board and management discussed mobilization, timing, and how many roofs should be completed this year. Laird explained he would like to do two roofs this year to give them the winter and to ensure it's the best plan for the remaining roofs to be done after.

A discussion ensued regarding assessment timing and concerns for some owners who may not have the funds to pay for the assessment. The board agreed they and management have noticed meetings and provided all pertinent information for the upcoming project. Although the assessment is short notice, numbers were not received until recently and the roofs have been a growing concern for the association for about a year or more. The cost of construction has yet to decrease in the valley and the project needs to move forward.

A plan for the mobilization was discussed. Laird stated that the staging will most likely be in front of Maple and Oak so Axtell can roll the metal out and have easier access to the roofs from the back. There could be disruptions to Juniper and Laurel as well depending on how much space the roofers need. Mountain Home Management will do their best to contain the staging area, but it will cause disruption for all owners and guests.

Demerson explained he believes new owners are aware of this pending project because realtors have been calling him and Mountain Home. Smith explained she has been disclosing this information to all realtors and potential new owners.

Ferrell agreed to draft a notice to the members and Tosta volunteered to send some points for the notice. Ferrell asked Smith to update the spreadsheet assessment amounts as a three phased project and include a 5% increase to the overall cost year over year for the remaining two phases.

McAlpin asked Laird to work on extending Axtell's warranty. The board and management discussed the project management fee with Mountain Home Management. The board agreed to the 5% for Aspen and Birch as outlined in the contract between Out Run and Mountain Home.

A discussion regarding payment options and timing ensued. Smith advised billing for the first two roofs as soon as possible. Once Aspen and Birch are completed and Axtell can provide a better cost estimate for the next three buildings, the assessment should be billed as soon as numbers are obtained so owners have time before the next three roofs are replaced in 2025 to secure funding or make payments as they can. The next assessment would be due and payable by about May 15, 2025, so the next phase can begin early summer. Adams inquired about using funds from the capital reserve. Ferrell and McAlpin mentioned possibly adding to the assessment amounts to help increase the funds in the reserve account for future projects. The board agreed the project needed to be funded entirely by an assessment since funds in the reserve account are low. The board asked management to include "Assessment for Reserve Account" on the annual meeting agenda for discussion.

Ferrell was tasked with a notice to the members. The board was tasked with reviewing the metal color options. Mountain Home Management was tasked with renegotiating with Axtell.

Dusty Demerson made the following motion:

Motion: To adjourn the meeting

Second: Char McAlpin

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 12:38 PM.