

**Out Run Condominiums Homeowner Association**  
**Board of Directors Meeting**  
**December 4, 2025**

**Call to Order**

Meeting called to order by President Jonathan Ferrell at 10:02 AM.

**Roll Call**

Board Members Present via Zoom:

Dusty Demerson  
Jonathan Ferrell  
Alenka Vobornik  
Kevin Adams  
Char McApelin  
Adam Moore

Owners Present:

Michael Means  
Gary Cook  
Andrew Brennan  
Laura McCarthy

The following motion was made by Kevin Adams:

**MOTION:** To waive proof of notice.

**SECOND:** Dusty Demerson

**VOTE:** Unanimous

The following motion was made by Char McApelin:

**MOTION:** To approve the November 12, 2025 meeting minutes.

**SECOND:** Alenka Vobornik

**VOTE:** All in favor with Dusty Demerson abstaining due to absence from the meeting.

**Unfinished Business: Roof**

The board and management discussed the estimates received from Axtell Mountain Construction. All members of the board agree that the project should be completed over the next two years. Dusty Demerson mentioned the storage of materials needs to be in a different location for the upcoming phases and inquired about Axtell's insurance. Billy Laird stated we have Axtell's certificates of insurance. The board discussed a financial penalty for not completing the project by a proposed deadline. An earlier start date is preferred so Axtell isn't rushing to finish the project.

The board and management need to complete a walkthrough with Jim at Axtell but agreed some funds should be withheld until Spring to ensure the grounds are clean since they are now covered in snow.

A discussion ensued regarding the phase four deposit requested by Axtell Mountain Construction as well as the cost increase overall. The board would like to see a better breakdown of costs

between the buildings that require the build outs and Poplar. They also discussed trying to get additional bids. Laird agreed to talk to Jim and some other roofing contractors. Although Pinnacle originally provided an incomplete bid, Kevin Adams and Laird believe they have made some beneficial changes within the company.

Poplar's roof access hatch was discussed and whether that would make their building's roof replacement easier for Axtell. Demerson said Axtell should not be going in and out of the interior of Poplar for the duration of the project and advises Axtell should make their own plans to access the roof. Laird inquired about the location of the hatch and Alenka Vobornik explained the fire escape to the attic would be easiest.

The discussion reverted back to the roof estimates and contractor. Vobornik and owner Michael Means raised concerns over trying to get another roofer involved in the project. Jonathan Ferrell does not feel comfortable making a vote without obtaining clarifying information from Jim.

Andrew Brennan stated the importance of the members to get a due date for the next round of assessments as soon as possible. The board discussed the timing of the next assessment.

McAlpin left the meeting at 11 AM.

The following motion was made by Adam Moore:

**MOTION:** To approve the 2026 roof assessment amount for two buildings plus Poplar with the first half payment due March 1, 2026, and the second half payment due by May 1, 2026. The remaining two roofs will be completed in 2027.

**SECOND:** Alenka Vobornik

**VOTE:** Unanimous

### **Poplar Decks**

The following motion was made by Kevin Adams:

**MOTION:** To approve the Poplar deck repairs as a capital expenditure.

**SECOND:** Dusty Demerson

**VOTE:** Unanimous

### **Association Attorney**

Annalise Smith advised switching association attorneys to an attorney that has proven to be proactive and experienced in HOA matters based on her experience with him representing other association's managed by Mountain Home Management. The board agreed to the change and asked Smith to forward the attorney's information and engagement to the board.

### **New Business**

The board and owners discussed the hot tubs and saunas around the complex. The board agreed to repairs if expenses were minimal.

Another email to owners with parking reminders and pet rules should be sent.

There being no further business, the meeting was adjourned at 11:42 AM.