

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
March 21, 2023**

Call to Order

The meeting was called to order at 2:48 PM.

Roll Call

Board members present:

John Maurus
Dusty Demerson
Charlene McAlpin
Jonathan Ferrell
Alenka Vabornik
Kevin Adams

Owners Present:

Rakhshandeh Malone
Jim Howard
John Card
Laura McCarthy
Tim Tosta
Mark Yaklich
Debi Means

Management present:

Mountain Home Management, William Laird and Annalise Smith

A quorum was established with 6 out of 6 Board of Directors present.

Proof of Notice

Official notice was sent via email on March 10, 2023.

Dusty Demerson made the following:

Motion: To waive proof of notice

Vote: Unanimous Approval

Reading and Approval of Past Minutes

Char McAlpin made the following:

Motion: To approve the meeting minutes from the August 5 and September 29, 2023, meetings.

Second: Dusty Demerson

Vote: Unanimous Approval

New Business

Tim Tosta explained he just left Out Run a couple weeks ago and thinks the association looks like it's in good shape. Tosta explained his concerns about the dog urine and feces around the complex. Ferrell inquired about sending another email to the membership. The board and members discussed noticing more dogs unleashed and relieving themselves on decks and near the buildings. Laird stated he would work on digging out the dog bags and keep an eye on the pet situation.

Management Update/ Snow Removal

Laird explained that he, Vabornik, and Adams met up at Out Run last week to assess the snow around the complex. Laird explained he and the board decided to let it marinate to mitigate the snow removal overages. Laird explained that Ian Mason has been using a blade and now what they really need is a bucket and loader. It was decided the snow would not be hauled. There is a good place behind Aspen and Birch to dump snow that will be used in the future. Management agreed there are piles encroaching on some buildings making it difficult for some owners to access their garages but considering the budget overage and the fact that a lot of visitors would be leaving in the coming weeks, Laird advised leaving them.

Laird explained he is going to be planning better for the future and will work with Dan in hopes he can use a bucket with a loader a few times next winter. The only other change this year is that Mountain Home Management has also been busier with snow removal and has not been bringing their machines down to clean things up after Nash Development plows. The board and management discussed the plow thresholds but agreed to leave as is since snow removal will stop when the resort closes.

The board and management reviewed the financials. The board discussed electric usage and the fire extinguishers. Smith will check with Western Slope Fire for savings for the next fire extinguisher inspection.

The board discussed the reserve study. Adams asked Laird to inspect the sump pumps in crawlspaces. Adams asked Smith to calculate the proposed assessment amounts for each unit owner for the next meeting. The board and management discussed the asphalt and various capital projects.

The board and management agreed they needed more time to review the proposed reserve study and capital plan and get clarification on a few items. Demerson asked the other board members to prioritize five capital projects. The board asked management to have Premier Painting propose one or two additional color options in the same price range to consider for the remainder of the exterior painting.

Adjournment

Dusty Dermerson made the following:

Motion: To adjourn the meeting

Seconded: John Maurus

Vote: Unanimous Approval.

There being no further business, the meeting was adjourned at 4:49 PM.