

**Out Run Condominiums Homeowner Association**  
**Board of Directors Meeting**  
**May 17, 2024**

**Call to Order**

The meeting was called to order at 2:02 PM by President Jonathan Ferrell.

**Roll Call**

Board members present:

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

Management present:

Mountain Home Management; William Laird and Annalise Smith

A quorum was established with 5 out of 6 Board of Directors present.

Dusty Demerson made the following:

**Motion:** To waive proof of notice

**Second:** Kevin Adams

**Vote:** Unanimous Approval

Jonathan Ferrell made the following:

**Motion:** To approve the April 9, 2024 meeting minutes as presented.

**Second:** Char McAlpin

**Vote:** Unanimous Approval

Kevin Adams made the following:

**Motion:** To approve the April 25, 2024 meeting minutes as presented.

**Second:** Char McAlpin

**Vote:** Unanimous Approval

Kevin Adams made the following:

**Motion:** To approve the May 7, 2024 meeting minutes as presented.

**Second:** Alenka Vobornik

**Vote:** Unanimous Approval

### **Unfinished Business-Roofs**

Ferrell provided an update on the meeting with the insulator. There has been concern over the space above the vaulted ceilings. Upon inspection, it appeared the insulation was intact and in good shape. Ferrell explained the roof will be framed up as originally planned. Some of the tar roof will be cut away, areas above vaulted ceilings will get spray foamed, and batt insulation will be installed above the rest of the roofs. Accurate Insulation will also bid to insulate the knee walls in the attic spaces with dense pack blown in on the flat sections and fiberglass batts on the knee walls. The goal is to move the dew point to the top layer of insulation to prevent condensation. Laird advised using Don at Accurate Insulation for all insulation needs.

The board and management discussed the 2x8 and 2x6 framing of the overhangs. Laird suggested a 1' overhang. Laird explained the 2x12 rafters look clean and when you're looking up at original plywood, there's no water staining present. Adams inquired about the 1' overhang. The board agreed they have always dealt with snow curling and management will need to stay on top of this.

The board discussed metal colors and options. The board prefers a smooth and not ribbed type of metal. McAlpin recommended Jim Averill of Axtell Construction join the owner Q&A. Moore inquired about trim colors and transitions between metal and the current wood siding. Management will find out what Axtell was envisioning.

Adam Moore made the following:

**Motion:** To select Almond as a roof color

**Second:** Kevin Adams

**Vote:** Alenka opposed. Majority vote carries.

Smith and Laird will discuss the fascia color wrap with the roofers. McAlpin inquired about the heating and cooling efficiency with insulation and the new roof metal. Laird thinks it will be as good or better than what they are currently experiencing but doesn't know if it will be reflected in electric bills.

The board and management discussed an approach for the Q&A, anticipated start date and payment schedules.

Dusty Demerson made the following:

**Motion:** To adjourn this meeting.

**Second:** Kevin Adams

**Vote:** Unanimous Approved

There being no further business, the meeting was adjourned at 2:56PM.