Out Run Condominiums Association
Annual Homeowners Meeting
August 8, 2025, 3:00 P.M. MDT

Call to Order:
Board President, Jonathan Ferrell, called the meeting to order at 3:02 PM.

Roll Call/Establish Quorum	**Unit #**	**# of Votes**
Bud & Rohkshie Malone	A2	1
Laura & Chris McCarthy	A3	1
Dusty Demerson	B1	1
Jonathan Ferrell & Tiffany Todd	B4	1
John Meyer	D2	1
Libby Smith	D4	1
Adam Moore	E3	1
Andrew Brennan	J4	1
Carl Weisbrod	M2	1
Gary Cook	M3	1
Kevin Adams	P1	1
Alenka & Jerry Vobornik	P7	1
Lynda Mikos	P4	1
Martin Zubek	P6	1

Members Present Via Zoom:	**Unit #**	**# of Votes**
Mark Yaklich	C1	1
Charlene McAlpin	C2	1
Justin Hewitt	E1	1
Andrew Beavers	J3	1
Russell Maytag	L1	1
John Card	L2	1
Debi Means	O1	1
Steve Barfknecht	O3	1
Russell Hughey	P3	1

Members Present by Proxy	**Unit #**	**# of Votes**
Alenka Vobornik Proxy for:		
Elinor Knuston	E4	1
Brant Bair	P5	1
John Card Proxy for:		
Ryan Randles	L3	1
Clark Nelson	L5	1
Gary Cook Proxy for:		
Robert Kennedy	M1	1
Jan Fielder	M4	1

Management Company Present:
Mountain Home Management: William Laird
Annalise Smith
Juliana Spinella

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A quorum was established with 60.42% of the membership present in person or by proxy.

Proof of Notice
Proof of notice was emailed July 8th, 2026.

Approval of Meeting Minutes
The following motion was made by Dusty Demerson:

> **Motion**: To waive the reading of the August 9, 2024, meeting minutes and approve as written.
> **Second**: Kevin Adams
> **Vote**: Unanimous

The following motion was made by Dusty Demerson:

> **Motion**: To waive the reading of the November 14, 2024, meeting minutes and approve as written.
> **Second**: Kevin Adams
> **Vote**: Unanimous

Managers & Officers Report
Mountain Home Management explained Axtell Mountain Construction is planning to begin the roof project the first week of September. Owners should let their property managers and guests know. Mountain Home Management will have more details in the coming weeks as far as the staging and timeline.

A discussion ensued regarding the parking passes and the fee charged for the parking passes. It was agreed that owners or property managers could purchase more than two passes at a time to have on hand in the event their renters leave with them. Owners were reminded that only two cars per unit are allowed in the parking lot and that breaking the association rules and regulations will result in a $50 fine.

The following motion was made by Jonathan Ferrell:

> **Motion**: To allow owners and property managers to purchase more than two parking passes at a time to have on hand, although only two vehicles per unit are permitted in the parking lot. The replacement cost of $25 will be added to the Rules and Regulations.
> **Second**: Alenka Vobornik
> **Vote**: Unanimous

Financials
Smith presented the financials and addressed budget deviations. Following completion of the second phase of the roof project, Mountain Home will reach out to Farmers to see if the roof replacements could reduce the insurance premium. Moore will reach out to Smith to discuss the Spectrum rate increase.

Smith reviewed the proposed budget and options for addressing prior year's shortfalls. A discussion ensued about certain budgeted expenses. John Card mentioned the insurance market is volatile and many insurance agencies are pulling out of Colorado completely. Mountain Home will continue working towards finding cost savings for the association, especially for the insurance expense.

Owners inquired about the final phases of the roof project. Ferrell explained the remaining roofs need to be inspected. The board considered multiple options for the roof completion, being sensitive to other owners' financial situations. One option was to give owners a year break from assessments. Owners discussed this option, but most agreed they would like to get the remaining roofs done as soon as possible instead of deferring the replacements. Mountain Home will discuss the feasibility of Axtell Mountain Construction doing the remaining five roofs. If they are not able to do this, they would likely complete

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three roofs in 2026 and the final two in 2027. Vobornik and Laird explained an issue occurring with the Poplar deck joists. It was agreed the joists should be addressed first and the roof overhang should be extended to cover the decks during the roof replacement. The work for the Poplar deck joists could be funded through the funds in the capital account with the remaining roof work to be funded through assessments.

Owners discussed options for addressing the budgeted shortfall. Although Smith presented a fixed fee for each owner, the board agreed that any assessments needed to be made by percentage of ownership.

The following motion was made by Gary Cook:

Motion: To alleviate the budget shortfalls by assessing the membership $21,600 by percentage of ownership in February of 2026.
Second: Kevin Adams
Vote: Unanimous

The following motion was made by Adam Moore:

Motion: To approve the proposed budget for FY 25-26.
Second: Dusty Demerson
Vote: Unanimous

Unscheduled Business

Char McAlpin proposed raising the rent again for the rental unit at the lease renewal. Gary Cook stated the tenant asked for a new fridge and oven for the unit. It was agreed that the association should replace these appliances, especially if his rent is increased again.

The following motion was made by Charlene McAlpin:

Motion: To increase M5's rent by 10%, to $1100 at the lease renewal
Second: Alenka Vobornik
Vote: Unanimous

Owners discussed the hot tubs. There was a survey previously sent out to the members that needs to be reevaluated. Had owners known some of the anticipated costs of replacement, they may have answered questions differently. Currently, the hot tub in Oak is inoperable and cannot be fixed. A replacement would be necessary. Laurel's hot tub is also experiencing issues. Funds have been expended to get both tubs operable, but neither is currently functioning. Members agreed this would be a big expenditure to include removing exterior walls and nothing should be done until the members are surveyed again to determine how to move forward. Some owners expressed their disappointment with this decision.

The following motion was made by Adam Moore:

Motion: To prioritize finalizing the roof replacements and defer replacement and repair of nonfunctioning hot tubs. A line item for hot tub replacements should remain in the capital plan.
Second: Kevin Adams
Vote: Unanimous

Steve Barfknecht recommended signs on the doors of the non-functioning hot tubs and directing owners to the next closest hot tubs.

Smith explained a project that is necessary for insurance compliance which includes closing the gaps of the railings in the common areas for code. The board originally discussed cable railings in between the gaps. Owners asked the board and Management to consider adding wood slats in between instead. Although this would require more maintenance, it may be more aesthetically pleasing. The board will go

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to Oak to look at the railings there and then decide on a path forward. Mountain Home will need to go back to Mamich to propose an alternative option, but the association has until May of 2026 to comply.

Poplar owners requested painting parking lines in their parking lot. Maple owners stated the front door threshold is rotten, splitting and needs repair. Mountain Home Management will address these requests. They also plan to re-stain the exterior railings. Vobornik inquired about sensors for all exterior lights. Laird mentioned they now make light bulbs with sensors, and we could start with those first.

Election of Directors

The following motion was made by Jonathan Ferrell:

Motion: To re-elect the Out Run's current slate of Board of Directors.
Second: Kevin Adams
Vote: Unanimous

Establishment of Next Meeting Date

The next annual meeting was set for Friday, August 14, 2026 at 1 PM MDT.

Members agreed to have the association get together on August 13, 2026 at 5 PM MDT.

The following motion was made by Jonathan Ferrell:

Motion: To adjourn the meeting.
Second: Gary Cook
Vote: Unanimous

There being no further business, the meeting was adjourned at 5:37 PM.

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