

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
November 19, 2020, 2:00 p.m. Mountain Time
Zoom Call**

Call to Order

The meeting was called to order at 2:03 p.m.

Roll Call

Board members present:

Kevin Adams
Gary Cook
Ross MacLean
John Maurus
Alenka Vobornik

Management present:

Donna Oros

A quorum was established with 5 of 6 Board of Directors present. Also in attendance via Zoom was Candace Coen. Dusty Demerson joined the meeting at 2:10 p.m.

Proof of Notice

Official notice was via email on November 17, 2020.

Reading and Approval of Past Minutes

Gary Cook made the following:

Motion: To waive the reading of the August 8, 2020 and the September 22, 2020 meeting minutes and approve them as submitted.

Seconded: Ross MacLean

Vote: Unanimous Approval

Old Business

Management Search

Two companies submitted proposals for management of the Out Run Homeowners Association. The management proposals had been distributed to the Board of Directors via email, and informal discussion was had among the Board. One of the management companies bid a fixed rate, while the other company bid an administrative cost with an additional hourly rate for maintenance and housekeeping needs at the property. Mountain Homes Property Management had been interviewed by the Board, then several members of the Board of Directors met with Mountain Homes Property Management to negotiate the proposed fixed management rate and other points of their proposal.

A management contract was prepared to potentially present to Mountain Homes Management. This contract incorporated parts of Crested Butte Condominium Management's contract with

sections of Mountain Homes Property Management's contract. It was presented prior to the meeting for review by the Board of Directors.

Several points of the proposed contract were clarified, and a few revisions were suggested. The contract calls for a monthly flat fee of \$7,300 which was negotiated down from the proposal rate of \$8,200; the rate with current management is \$6,640 per month. A 6-month performance review by the Board was incorporated into the one-year contract. If satisfied with performance, the contract could be renewed for a longer term in the future.

Discussion took place on having the proposed contract reviewed by an attorney, but time constraints limit the option as new management must be in place by December 1, 2020. Consideration will be given to having the contract reviewed prior to a new contract term.

Dusty Demerson made the following:

Motion: For the Out Run Board of Directors to approve the contract and present it to Mountain Home Management.

Seconded: Gary Cook

Vote: Unanimous Approval

Out Run Website

The members will be notified of the new website created and managed by Adam Moore (owner of E3.) John Maurus will create a letter to inform the owners of the association's management search, and Donna will distribute the letter and inform owners of www.outrunhoa.com.

New Business

None

Unscheduled Business

If the proposed agreement with new management is accepted, Donna will walk the property with Mountain Home Property Management and share all knowledge of the property.

Donna will contact David Leinsdorf for an update concerning an owner delinquency at the property.

Adjourn

Dusty Demerson made the following:

Motion: To adjourn the meeting.

Seconded: Kevin Adams

Vote: Unanimous Approval

The meeting was adjourned at 2:54 p.m.