

Out Run Condominiums Homeowner Association
HOA Special Meeting
November 3, 2022, 5PM MDT

Call to Order

The meeting was called to order at 5:23 P.M.

Roll Call/ Establish a Quorum:

	Unit #	# of Votes
Kris Murray	A1	1
Laura McCarthy	A3/A5	1
Dusty Demerson	B1	1
David & Cynthia Barr	B3	1
Jonathan Ferrell	B4	1
Ryan Madani	B5	1
Mark Yaklich	C1	1
Char McAlpin	C2	1
John Maurus	C3	1
Torrey & Stephanie Mullen	C4	1
Tim Tosta	D1	1
Betty & Eugene Hunt	J2	1
Andy Beavers	J3	1
Ross Maclean	L1	1
Stacy Banks	L4	1
Robert Kennedy	M1	1
Gary Cook	M3	1
Jan Fielder	M4	1
Steven Barfknecht	O3	1
Doug Mason	O4	1
Kevin Adams	P1	1
Brett & Rebecca Bair	P5	1
Alenka Vobornik	P7	1

Members Present by Proxy:

John Maurus Proxy for:

Bud & Rokhshie Malone	A2	1
Bud & Rokhshie Malone	A4	1
John & Kathleen Meyer	D2	1
John & Regina Taylor	E2	1
Milford & Elinor Knutson	E4	1

Jonathan Ferrell Proxy for:

Michael Lewis	B2	1
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Gary Cook Proxy for:

John Card	L2	1
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Ryan & Norah Randles L3 1

Dusty Demerson Proxy for:

Stephen Gruner C5 1

Alenka Vobornik Proxy for:

Russell Hughey P3 1

Lynda & Jeff Mikos P4 1

Annalise Smith Proxy for:

Adam Moore E3 1

Management present:

Mountain Home Management, William Laird and Annalise Smith

A quorum was established with 35 out of 48 of the homeowners present.

Proof of Notice:

Official notice was sent via email on October 4, 2022

Waive Proof of Notice:

Char McAlpin made the following:

Motion: Waive the proof of notice

Seconded: Gary cook

Vote: Unanimous Approval

Reading and Approval of Past Minutes:

Char McAlpin made the following:

Motion: To waive the reading of the August 5, 2022, meeting minutes and approve as written.

Seconded: Alenka Vobornik

Vote: Unanimous Approval

New Business

Owner Comments Regarding Approved Budget

The members discussed the proposed budget. MacLean warned increased assessments destroy the credibility of the association. Tosta explained the reserves have not been attended to for some time and there could be another catch up. The member's agreed things are moving in the right direction. An owner inquired about a combination of an increase in dues as well as a one-time assessment. The board explained they are working through another reserve study to update the capital plan to enable them to make more informed decisions to keep the association on the right track.

Betty and Eugene Hunt joined the meeting.

Jonathan made the following:

Motion: To approve the proposed operating budget

Seconded: Ross MacLean

Vote: Unanimous Approval

The members discussed property adjacent to the Aspen and Maple buildings. The association would like more information on how the land is zoned to be used.

Unfinished Business

Owner comments regarding Bylaw Revisions

Tosta explained he would like the association to harmonize meeting requirements and advised encouraging participation using video conferencing. A discussion ensued regarding the matter.

Gary Cook made the following:

Motion: To notice all meetings electronically with a minimum of 10 days per CCIOA law unless there is need for an emergency board meeting, for which a notice will still be provided to all owners concurrent with board notification.

Seconded: Kevin Adams

Vote: Unanimous Approval

Stacey Banks from L4 joined the meeting.

The members discussed informal board meeting. Tosta explained he would like to know what the board is discussing. Management and members agreed that notice has been and will continue to be sent followed by meeting minutes getting posted to the website. Some members agreed on a potential disconnect from owners not reading meeting minutes. Tosta advised keeping an open line of communication and transparency between the board and management and the owners. Smith said Mountain Home Management and the board should be able to solidify dates for the year for their quarterly meetings.

Timothy Tosta made the following:

Motion: To amend Article 3, section 10 of the bylaws to “may hear and see each other, if possible” with the intent of promoting the use of video conferencing.

Seconded: Doug Mason

Vote: Unanimous Approval

Tosta recommended a period of soliciting owners to add agenda items for discussion. Kris Murray suggested having a time slot for owner comments prior to the meeting.

Tim Tosta made the following:

Motion: To change Article 3, Section 8: The order of business at the annual meeting and as applicable at any special meeting, “shall include but not be limited to the following”. Also, to include an owner comment period limited to 3 minutes per owner as the last order of business on the agenda.

Seconded: Jonathan Ferrell

Vote: Unanimous Approval

Tim Tosta made the following:

Motion: To remove swimming pool from Article XIV, include guests and tenants and remove the last sentence.

Seconded: Char McAlpin

Vote: Unanimous Approval

Members discussed the removal of officers. A discussion ensued regarding consecutive term limitations. Some members expressed interest in limiting consecutive terms, other members advised against it since member interest and participation on the board has been minimal.

Vote on Bylaw Revisions

Char McAlpin made the following:

Motion: To approve the bylaw revisions reflected in these meeting minutes and as originally proposed.

Seconded: Ross MacLean

Vote: Unanimous Approval

Bulk Service Update

Smith gave an update on the bulk service. It was difficult to get solid numbers from Spectrum for budgeting purposes. They did their best to calculate taxes and fees but with built in increases and considering the members just voted to approve the operating budget, they are out of time for this fiscal year. The bulk service would automatically require an increase in dues to cover the expense although it should be more cost effective for owners.

Reserve Study Update

Smith gave an update on the reserve study. She will be reaching out to Robbie Pepper in about a month to check in on the report but the whole process could take around 3-4 months to complete.

Miscellaneous, Updates from Annual Meeting

Ferrell advised beginning a discussion on the exterior building color for next year. Laird explained the important of sticking to the same color tone. MacLean explained that it would be unfair for owners to get to change their exterior colors, especially with a cost increase. Members discussed picking a color in the same palette to keep the cost the same.

Laird explained he and Annalise met with GCEA and walked through all the buildings. All the baseboards and lights were checked. Thermostats and old baseboards could be swapped out. GCEA will be sending a report, and Laird would like to get an estimate from an electrician to change thermostats and baseboards. Adams warned GCEA could be fairly aggressive in their analysis but will see what the report states.

John Maurus made the following:

Motion: To adjourn the meeting.

Second: Char McAlpin

Vote: Unanimous Approval
Meeting Adjourned.

The meeting was adjourned at 7:19 P.M.

DRAFT