Out Run Condominiums Homeowner Association
Board of Directors Meeting
Immediately following the Annual Homeowner's Meeting
August 8, 2025

Call to Order
The meeting was called to order at 5:41 PM by President Jonathan Ferrell.

Roll Call
Board Members Present via Zoom:
Jonathan Ferrell
Dusty Demerson
Kevin Adams
Alenka Vobornik
Adam Moore
Charlene McAplin

Owner Present:
Laura McCarthy

Mountain Home Management:
William Laird
Annalise Smith
Juliana Spinella

The following motion was made by Jonathan Ferrell:
MOTION: To approve the March 13, 2025, board of directors meeting minutes.
Second: Dusty Demerson
Vote: Unanimous

The following motion was made by Jonathan Ferrell:
MOTION: To keep the slate of directors as is with Jonathan Ferrell as President, Alenka Vobornik as Vice President, Kevin Adams as Secretary, Dusty Demerson, Adam Moore, Char McAlpin as members.
Second: Adam Moore
Vote: Unanimous

Hot Tubs
The board reviewed the hot tub plan and agreed to defer additional repairs and replacement until the remaining roof replacement plan is in place. Another survey with additional information should be sent out in the coming months. The board asked Mountain Home Management to install another hot tub rules sign on the exterior of the clubhouse.

New Business
The board discussed the Poplar deck joists and agreed this work would likely be paid from the capital reserve account. Ferrell will keep an eye on the marketplace for a new fridge and oven for the rental unit and Mountain Home will search for options as well.

Board members discussed the tennis courts. Touch up painting of the walls will be deferred, and a French drain will be necessary prior to any resurfacing.

McAlpin recommended raising the short-term rental fee this year. Due to the proposed budget being approved at the annual meeting, the increase will have to wait until the next fiscal year.

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Mountain Home Management will begin working with Axtell Mountain Construction on a plan for the remaining roofs.

There being no further business, the meeting was adjourned at 6:12 PM.

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