Out Run Condominiums Homeowner Association
Board of Directors Meeting
March 13, 2025, 12 PM MDT

Call to Order
The meeting was called to order at 12:02 PM by President Jonathan Ferrell

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

Owners Present via Zoom:
Gary Cook
Laura McCarthy

Mountain Home Management:
Annalise Smith
Juliana Spinella

The following motion was made by Kevin Adams:
MOTION: To approve the November 13, 2024 board of directors meeting minutes as written
SECOND: Alenka Vobornik
VOTE: Unanimous

Unfinished Business
The board and management reviewed the financials through February 2025.

The renter in Maple 5 has requested a new oven and fridge. The board asked for pictures of the appliances. Smith will get pricing for board consideration.

The board and management discussed the hot tub cover that needs to be replaced. Smith will get a quote. Vobornik mentioned increasing the short-term rental fee again in the next fiscal year. A discussion ensued regarding hot tub repairs.

Smith mentioned Farmers Insurance wanted to complete an inspection of the complex prior to the renewal. The board advised ensuring grills were off of the balconies prior to the inspection. Mountain Home Management will email all owners reminding them of the new law becoming effective at renewal in May.

Collection Policy
A discussion ensued regarding the collection policy. The current late fee is $8.59. The fee needs to be reasonable but there are no current restrictions. The only restriction is to the interest charged capped at 8% per year.

The following motion was made by Charlene McAplin:
MOTION: To impose a $50 late fee in the collection policy
SECOND: Alenka Vobornik

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VOTE: One board member opposed, everyone else was in favor.

The following motion was made by Dusty Demerson:
MOTION: To adopt the collection policy with the $50 late fee
SECOND: Jonathan Ferrell
VOTE: Unanimous

Mountain Home Management gave an update on the collection of assessments for the roof project. A significant amount of funds have been collected. Management will email the members to remind them of the due date. They will also include the changes to the recycling. Spinella negotiated a better rate by switching to one big recycling bin as opposed to two. That bin will be placed at the top of the metal stairs.

The following motion was made by Kevin Adams:
MOTION: To adjourn the meeting
SECOND: Dusty Demerson
VOTE: Unanimous

Meeting adjourned at 12:58PM.

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