

**Out Run Condominiums Association
Annual Homeowners Meeting
August 4, 2023, 3:00 P.M. MDT**

Call to Order

Board President, John Maurus, called the meeting to order at 3:04 PM.

<u>Roll Call/Establish Quorum</u>	Unit #	# of Votes
Kristen Kocian Murray	A1	1
Bud and Rokhshie Malone	A2	1
Laura and Christopher McCarthy (Zoom)	A3	1
Bud and Rokhshie Malone	A4	1
Dusty Demerson	B1	1
Jonathan Ferrell and Tiffany Todd	B4	1
Mark Yaklich (Zoom)	C1	1
Jurgen Teintze and Charlene McAlpin	C2	1
John Maurus (Zoom)	C3	1
Tim Tosta and Nancy Martin (Zoom)	D1	1
Justin Hewett	E1	1
Adam Moore (Zoom)	E3	1
Eugene P Hunt III	J2	1
Ross MacLean (Zoom)	L1	1
John Card (Zoom)	L2	1
Katherine Banks	L4	1
Bob Kennedy (Zoom)	M1	1
Carl Weisbrod	M2	1
Gary Cook	M3	1
Debi Means (Zoom)	O1	1
Steve Barfknecht (Zoom)	O3	1
Kevin Adams	P1	1
Russell Hughey (Zoom)	P3	1
Jeff and Lynda Mikos	P4	1
Brant and Rebecca Bair (Zoom)	P5	1
Martin Zubek	P6	1
Jerry and Alenka Vobornik	P7	1

Members Present by Proxy	Unit #	# of Votes
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John Maurus Proxy for:

John and Regina Taylor	E2	1
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Tim Tosta Proxy for:

Laura & Christopher McCarthy	A5	1
Greyrock Horizons/ Andrew Beavers	J3	1

Johnathan Ferrell Proxy for:

Michael Lewis B2 1

John Maurus Proxy for:

John Taylor E2 1

John Card Proxy for:

Ryan and Norah Randles L3 1

Management Company Present:

Mountain Home Management: William Laird
Annalise Smith
Juliana Spinella

A quorum was established with 68.75% of the membership present in person or by proxy.

Proof of Notice:

Official notice was sent via email on July 3, 2023.

Reading and Approval of Past Minutes:

Dusty Demerson made the following:

Motion: To approve and accept the minutes as written from the meetings on August 5, 2022 & November 3, 2022.

Seconded: John Maurus

Vote: Unanimous Approval

Officer's Report:

The board addressed the big winter and snow removal around the complex leading to a significant overage in the budget. Alenka Vabornik commended the painters for their efficiency and professionalism with the final stage of paint on the exterior of the buildings.

Managers' Report:

Billy Laird mentioned the tennis court walls were painted last year and that it was done again the past week. This year's backflow testing has been completed, as it is every year through Mountain Home Management. Other yearly maintenance completed included carpet cleanings, hot tub maintenance, ordering and installing flower baskets, and standard mowing, raking, and landscaping. Management recently assessed and repaired a clogged drain, a toilet flange in unit A3, and addressing marmot issues. Annalise Smith has been in communication with Spectrum regarding bulk pricing and will present the information shortly.

Capital

Laird had his staff spend two days getting things back in shape with the decks post-painting. The painting contractors caulked and completed some touch up painting.

The roofs need repair. Mountain Home Management's staff completed a roof screw and glue on the two pans that blew off of Birch and Cottonwood. Dogwood's roof is sagging and needs the

most attention. Laird is concerned about the roof loads for the upcoming winter and let the association know they will need more roof snow removal until the sagging can be addressed.

Financial Report

Smith presented the financials. Charlene McAlpin inquired about payment for the painting, and Smith replied that it would have been reflected in the payables on the Balance Sheet, but the financials presented were through July and the work wasn't complete or entered until August.

For the first 9 months, there was an operating loss of \$22,000. The cable and water and sanitation expenses are tracking over budget because there were rate increases at the beginning of the year. Contract labor is over budget due to the painting of the tennis courts last season and the backflow testing price increase. Fire and Safety is over budget due to having all fire extinguishers inspected. This year was a very big snow year, so snow removal was the biggest overage at \$12,000. Laird explained management worked hard to keep things within budget but the amount of snow and increase in pricing made that difficult. Owners discussed increasing that budget line item.

Members discussed Spectrum bulk pricing.

Kevin Adams made the following:

Motion: To increase dues so the association can obtain bulk internet and cable pricing from Spectrum.

Seconded: Ross McLean

Vote: Unanimous Approval

Old Business

Laird reminded owners about the pet policy, specifically for renters. There has been a drastic increase in dog poop across the property. If management knows owners who are not picking up dog poop or can identify renters with dogs and which units they are in, the owners will be fined. Management will send an email out to remind everyone to clean up after their pets.

The owners inquired about the parking enforcement. Laird admitted he could do a better job enforcing parking regulations. Each unit gets two parking passes, and two vehicles are allowed in the parking lot for each unit owner. Management agreed to start stickering violators.

New Business

Owners discussed enforcement of tennis court and hot tub hours. Some owners mentioned the pickle ball games have been going into late hours and are becoming disruptive. It also appears renters have been using hot tubs passed close time, so the light timers need to be adjusted and again after daylight savings time ends. Management and owners discussed everyone being respectful of tennis court and hot tub hours.

An owner mentioned the Maple sauna is not functioning correctly. Homeowners are not interested in buying a new sauna and some homeowners mentioned that sauna hasn't functioned properly for quite some time. Laird is going to look into what it would take to fix it. There is an owner that has a large sign posted above her deck and needs to be removed because it is against

HOA rules and regulations. Finally, the GCEA bills have been on the higher side, so the thermostats need to be checked more regularly.

Recommendations

Laird stated that the roofs need to be prioritized. Management is in the process of obtaining more bids for the replacements and the work can be staggered over the next few years. Dogwood should be the first roof to be replaced. We are still in an information gathering stage prior to an official decision on assessment amounts and timing of those assessments.

The asphalt work will be tabled due to it being ground level concerns compared to the roof, but we will be reaching out to the town for certain road corrections, including the curb at Marcellina. Management will do their best to stay up to date by sending out emails with more information as the Town informs us of what they will be doing on Out Run Road.

Election of Directors:

Dusty Demerson made the following:

Motion: To elect Jonathan Ferrell to serve another term on Out Run's Board of Directors.

Seconded: Bud Malone

Vote: Unanimous Approval

Establishment of Next Meeting Date

Members discussed the next meeting date that was set for Friday, August 9, 2024, at 3 PM MDT. Owners expressed their interest in having a get together the night before the annual meeting on Thursday, August 8, 2024, like they have done in prior years. The members explained they tried to do this in 2022 but only a few owners showed up. They will reevaluate for 2024 and let members know.

Adjournment

Kevin Adams made the following:

Motion: To adjourn the meeting.

Second: Gary Cook.

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 5:10 p.m.