

Out Run Condominiums Homeowner Association
Board of Directors Meeting
November 12, 2025, 1 PM MST

Call to Order

The meeting was called to order at 1:00 PM by President Jonathan Ferrell.

Roll Call

Board Members Present via Zoom:

Jonathan Ferrell
Kevin Adams
Charlene McApelin
Alenka Vobornik
Adam Moore

Owners Present via Zoom:

Gary Cook
Andrew Brennan

Mountain Home Management:

Annalise Smith
Juliana Spinella

The following motion was made by Kevin Adams:

MOTION: To waive proof of notice

SECOND: Alenka Vobornik

VOTE: Unanimous

The following motion was made by Charlene McApelin:

MOTION: To approve the August 8, 2025, meeting minutes following revising the attendance method of the board

SECOND: Kevin Adams

VOTE: Unanimous

Poplar Decks

Laird explained that the Poplar deck work and replacement of the rotting joists has been completed.

Roofs

The board discussed the roof project and reiterated the first five roofs needed replacing since the Styrofoam panels were cracked and the roof was sagging in certain areas. The board asked Billy Laird about the condition of the remaining roofs. Laird explained the remaining buildings were constructed slightly differently with the framing running perpendicular. Due to this, there is no recommendation as to which buildings should be completed first.

A discussion ensued regarding the timing of project completion. Although there were owners at the annual meeting who expressed a desire for the completion of all five remaining roofs in 2026, many logistical issues with this approach were discussed. All board members and management agreed an earlier start date should be required and an actual estimate is required before decisions are made. The board asked management to discuss locking in rates for 2026 and 2027 if they decide to split the project into two years and an earlier guaranteed start date. Char McAlpin was adamant about completing all five roofs in 2026. Adam Moore recommended an owner survey. Kevin Adams, Jonathan Ferrell, and Alenka Vobornik expressed their reservations with completing all five roofs next year.

Gary Cook explained before this meeting he wanted all five roofs done but after further consideration and facts from this meeting, he can now see the benefit of completing the roofs over the next two years. Regardless, the association needs to be able to review final numbers to decide. They will schedule a board meeting for the first week of December and following that meeting, inform the members of the plan.

Financials

Smith presented the financials. Once Mountain Home has the final cost of the Poplar deck repairs, the board can vote to pay the expense out of the capital account.

Attorney

Mountain Home Management recommended switching over to Mike O'Loughlin with Schumacher and O'Loughlin since he has a very broad knowledge of association law. The board will officially vote on this at the December meeting.

The following motion was made by Jonathan Ferrell:

Motion: To adjourn the meeting at 2:39 PM

Second: Charlene McApalin

Vote: Unanimous