

**Out Run Condominiums Homeowner Association  
Board of Directors Meeting  
August 4, 2023**

**Call to Order**

The meeting was called to order at 5:26 P.M.

**Roll Call**

Board members present:

Dusty Demerson  
John Ferrell  
Char McAlpin  
Kevin Adams  
Alenka Vobornik

Board members present via Zoom:

John Maurus

Management present:

Billy Laird  
Annalise Smith  
Juliana Spinella

A quorum of 100% was established with 6 out of 6 board members present.

**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 April 10, 2023, and May 9, 2023.

**Seconded:** Char McAlpin

**Vote:** Unanimously approved

**Election of Officers:**

Dusty Demerson made the following:

**Motion:** To change the slate of directors with Jonathan Ferrell as President, Alenka Vobornik as Vice President, Kevin Adams as Treasurer, and Dusty Demerson, Char McAlpin and John Maurus as Directors.

**Seconded:** Char McAlpin

**Vote:** Unanimous Approval

### **Old Business**

Management explained they are working on getting bids for the roof but are currently struggling to find a roofer willing to do the work. Kevin Adams explained he thinks the roofs may have excessive overhangs. Dusty Demerson stated he took drone footage from the top of the buildings and asked management to review the photos. Alenka Vobornik mentioned installing darker metal on the buildings. Laird recommends bonderized metal which tends to be more durable. Laird explained he will also need to get an insulation bid for the roof. Adams and Ferrell stated they would be interested in meeting with the roofers up at the complex when they have time to do so. The board agreed that Dogwood, Oak, and Maple roofs are in the most need of replacement at the moment.

Vobornik mentioned water seeping through her balcony and roof. Demerson inquired about fixing the rocks on the wall. Laird stated he would get a hold of Fernando for the repairs.

### **Capital Projects**

The board discussed the timing of an assessment to the association for the roof replacements. They discussed assessing a larger amount this upcoming fiscal year and then staggering a couple more assessments in the upcoming fiscal years to replace the roofs. There was no vote on assessment amounts or timing and the board will reconvene when additional roof estimates are acquired.

Vobornik mentioned the Poplar elevator is working better now that it is programmed to go down to the lower level after each ride but if the fire alarm goes off, management needs to reset it.

The board discussed a rent increase for the rental unit to \$1,000.

Kevin Adams made the following:

**Motion:** To raise the rent on the rental unit to \$1,000 effective October 1, 2023.

**Seconded:** Char McAlpin

**Vote:** Unanimous Approval

Alenka inquired about a welcome letter and packet for new owners. Information can include a welcome letter, management contact information, the rules, and a link to the website. Smith stated she would look through Out Run's files to see if a packet was available for edit and work on getting something finalized for new owners.

The board agreed to meet again in early September.

There being no further business, the meeting adjourned at 6:39PM.