

**Out Run Condominiums Homeowner Association  
Board of Directors Meeting  
September 29th, 2022**

**Call to Order**

The meeting was called to order at 5:02 P.M.

**Roll Call**

Board members present:

Dusty Demerson  
Kevin Adams  
Alenka Vobornik  
John Maurus  
Jonathan Ferrell  
Charlene McAlpin

Owners present:

Timothy Tosta  
Gary Cook

Management present:

Mountain Home Management, William Laird and Annalise Smith

A quorum was established with 6 out of 6 Board of Directors present.

**Proof of Notice:**

Official notice was sent via email on September 26<sup>th</sup>, 2022.

**Reading and Approval of Past Minutes:**

Dusty Demerson made the following:

**Motion:** To waive proof of meeting notice

**Seconded:** Kevin Adams

**Vote:** Unanimous Approval

**New Business:**

***Roof Inspection Report-*** Laird gave an overview of the status of the roofs after he met with the inspector and they got on the roofs of Aspen, Birch, Cottonwood and Dogwood (there aren't major issues on Elder, Laurel, Maple, etc.). The Birch building has the worst stain marks; Dogwood and Cottonwood seem to be the worst with the sagging. The issues stem from a culmination of low-pitched roofs, snow load, screw down metal on low-pitched roofs (instead of silicone seams) and not having full-length pans. The roof snow is damming when it melts and seeping under the roof pans and underlayment. The water is finding its way down to the bottom and oozing out of the fascia and underneath the bottom of soffit. Laird believes the damage is in the bottom layer of plywood on the panel and rubber membrane, but there is no damage on top.

Ferrell asked what will get the association through the winter, and then what might follow based on Lairds recommendations. Laird explained the association should get some bids for repairs. Laird has already spoken with a roof contractor. Ferrell explained the board would like to get some quotes to replace the roofs on a few buildings with the worst sagging and dripping. The board discussed insurance their insurance coverage.

Adams reminded the board that the roofs are 15 years old and recommended cutting the caulk off and monitoring the roofs until bids for roof replacements could be obtained.

Kevin Adams made the following motion:

**Motion:** To remove the caulk under the pans on one building and monitor the ice damming

**Second:** John Maurus

**Vote:** Unanimous Approval

Laird explained that some of the beams on the decks are soft but no rot or mold is present. Adams advised getting a hold of Kevin from KCB construction. Demerson asked about getting into the attic areas to make sure water is not seeping into the attics. Ferrell recommended management get an estimate for the roofs and check the attics. Tosta advised reporting to the board so there is a continuous series of events that leads to a recommendation that can be proposed to the membership. He also recommended letting the reserve study specialists know about the roofs and decks.

#### ***Reserve Study Approval-***

Jonathan Ferrell Made the following motion

**Motion:** To approve the reserve study proposal.

**Second:** Kevin Adams

**Vote:** Unanimous Approval

Smith presented the proposed budget. The board advised raising the rent for the rental unit. The board agreed that if the association is increasing dues, the renter needs to pay more rent.

Char McAlpin Made the following motion

**Motion:** To raise rent 15%

**Second:** Jonathan Ferrell

**Vote:** Unanimous Approval

#### ***Capital Plan and Projects-***

Smith continued on with the operating expense line items. Vobornik stated she would like the mowing cut back to once a week. Laird explained he will have Jerry paint the retaining wall but has not done the thermostat or bulb changes yet. The board advised going through the loose ends from the annual meeting including getting GCEA out for an audit, adjusting baseboards and thermostats, and making sure nothing is cranked up to full blast.

Vobornik stated the elevator seems to be functioning better. There are still issues but the proposed DC Bus replacement is not a guaranteed fix. Vobornik stated Poplar pays special

assessments for Poplar expenses. The board agreed to focus on the reserve study and the findings.

Char inquired about moving reserve funds to another higher interest rate account. Demerson stated funds should be moved from the operating to the money market account, and stated he would talk to Sarah Otero at the bank. CD's have interest rates over 4%. The board went through the remaining budget line items.

Dusty Demerson Made the following motion

**Motion:** To increase capital reserve budget by 15%, remove the line item for the special assessment until the reserve study is complete, and approve the operating budget.

**Second:** Charlene McAlpin

**Vote:** Unanimous Approval

The board and management discussed what to do with the carpet installer. Demerson mentioned this is an issue for the auditor. Demerson explained he is in favor of creating the deadline. Laird explained he sent a message to Cory about finishing the carpet install before next Friday, October 7, 2022.

Management and the board discussed the tennis courts. The board discussed moving forward with the bylaw revision. The next meeting was scheduled for November 3, 2022 at 5 PM MDT.

The board discussed rock repairs and dropping the mortar to the pavement. The board and management discussed not putting snow on the tennis courts this winter. Adams inquired about roof snow removal on Poplar without the hatch. Laird explained he didn't think it would be an issue.

Dusty Demerson made the following:

**Motion:** To adjourn the meeting.

**Second:** John Maurus.

**Vote:** Unanimous

There being no further business, the meeting was adjourned at 7:38 PM.