

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
September 9, 2021**

Call to Order

The meeting was called to order at 3:00 P.M.

Roll Call

Board members present:

John Maurus
Dusty Demerson
Kevin Adams
Alenka Vobornik
Jonathan Ferrell

Management present:

Mountain Home Management, William Laird and Annalise Smith

Owner Present:

Jerry Tinianow

A quorum was established with 5 out of 6 Board of Directors present.

Proof of Notice:

Official notice was sent via email on September 3, 2021.

Reading and Approval of Past Minutes:

Dusty made the following:

Motion: To approve and accept the minutes as written from the meeting on July 30, 2021

Seconded: Alenka Vobornik

Vote: Unanimous Approval

New Business:

Review of FY 20-21 Financials through August & Proposed Budget

The board and management discussed the roof repairs that have been completed. Parts of the fascia and soffit were falling off of the roofs. Laird explained he had his crew cut out sections of the soffit to add blocking so new fascia and soffit could be nailed into place. The cooler foam appears to be intact with no mold or water saturation. The painting is almost complete. Without pulling the metal off, Laird stated he feels the problem locations are now secure.

Dusty Demerson made the following:

Motion: For the roof repairs to be paid out of the capital account

Seconded: Kevin Adams

Vote: Unanimous Approval

Laird described the other roof issues he has discovered. The foam in the roof overhangs on Cottonwood and Dogwood may be cracked but he will stay on top of the roof snow removal and is confident they will hold up for the winter. The board explained they were told the roofs shouldn't have to be shoveled and could bear the snow loads of the winter.

Unfinished Business

Dusty Demerson made the following:

Motion: To approve the capital expenditure overage for the carpet replacement

Seconded: John Maurus

Vote: Unanimous Approval

The board discussed the crack sealing. Laird has spoken with Sealco and is waiting on a quote to waterproof and get the alligator cracks filled.

The board and management reviewed the proposed budget for the upcoming fiscal year. They will need to meet again in October once all of the bills are entered through the end of September. A delinquent owner's account was discussed. The board agreed the attorney should begin the lien process.

Dusty Demerson made the following:

Motion: To have David Leinsdorf begin the lien process on the delinquent owner.

Seconded: Alenka Vobornik

Vote: Unanimous Approval

The board discussed incorporating the collection procedures and insurance requirement in the bylaws. A discussion ensued regarding the timing of approving the budget and whether the board should approve the proposed operating budget. Smith recommended waiting until October so we could review capital project estimates and she could finalize the operating budget after September expenses are accounted for. Smith doesn't foresee having to make any significant changes but advised the board to wait until it could all be done in October. The board directed management to seek bids from other painters as well as having someone look at the stucco on the buildings.

Rules & Regulations

The board discussed the storage of personal items in the hallways. Possible solutions for owners without garages to store personal items were discussed including building a storage shed at the backside of the pool room, bike racks, and using association common areas. Owners with garages need to store all of their personal items in there. Financial responsibility for a storage shed was discussed.

A board member recommended emailing the owners that need storage to ask if they would be willing to pay for a storage unit to be built. There would need to be a license agreement but the additional cubic footage to be used by whatever units wanted to participate could be added to their monthly dues amounts. Demerson recommended emailing the members who do not have garages to gauge their interest in the idea.

The board went through the bylaws and discussed each of the proposed changes. The board instructed management to send the proposed revisions to David for review.

Jonathan Ferrell made the following:

Motion: To adjourn the meeting

Seconded: Dusty Demerson

Vote: Unanimous Approval

The meeting was adjourned at 5:13 PM