

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
May 26, 2022**

Call to Order

The meeting was called to order at 3:03 P.M.

Roll Call

Board members present:

Dusty Demerson
Kevin Adams
Jonathan Ferrell
Alenka Vobornik
John Maurus

Management present: Mountain Home Management, William Laird and Annalise Smith

Owners Present:

Charlene McAlpin
Peggy Toft
Ross MacLean
Laura McCarthy
Jerry Tinianow
Timothy Tosta

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

Proof of Notice:

Official notice was sent via email on May 23, 2022.

Reading and Approval of Past Minutes:

Jonathan made the following:

Motion: To approve and accept the minutes as written from the meeting on December 28, 2022.

Seconded: Alenka Vobornik

Vote: Unanimous Approval

Unfinished Business

Capital Plan & Projects

Management presented their proposal for capital projects. They would like to schedule the exterior and interior painting of the bottom five buildings: Aspen, Birch, Cottonwood, Dogwood and Elder this fiscal year. They would like to complete the remaining 5 buildings next fiscal year.

Smith explained she took the estimates from Premier Painting and input them into the capital plan. Smith went through the items that she added to the plan and explained with all the current numbers and additions, the built-in reserve fund assessment increase for the 22-23 fiscal year and up to a \$250,000 overall capital assessment might be necessary. The board and management

discussed adjusting the capital plan and removing some unnecessary items such as painting the metal railings. The board and members agreed that the exterior painting was top priority. Another major concern is the roof and the need for an inspection to figure out if additional repairs need to be made other than what was done by management last fall.

Laird stated he would be more than happy to walk around the complex with any owners or board members to get a better idea of what work they think needs to be done. Members expressed a desire for a committee of owners to work on gaining a better understanding of the capital plan and the work needed at the complex. McAlpin expressed her desire for a new color scheme for the buildings. She would like to see a more modern color palette than what currently exists. The board discussed the caveats in changing the color scheme. Management explained that if the colors could be decided upon quickly, the painter would be able to begin the following week. Members expressed their interest in having Kim at Mountain Colors propose a few color options.

The board and management discussed the decking and their concerns with how it was installed. It appears new decking was placed on top of the old decking. The board agreed they would like management to peel up one deck to see exactly what was going on underneath and if there was rotting and Laird's opinion on their structural integrity. The board agreed there were higher priorities than the interior painting.

The board and members discussed the tennis courts but decided to table the discussion for the annual meeting to get a consensus on what the owners want to do with it. Some owners believe it adds value to the property, some believe it gets minimal use and there are better things to do with that space. Laird explained it's used as a snow storage in the winter. Laird and Adams agreed to try and figure out better snow storage locations.

Dusty Demerson made the following:

Motion: To approve the exterior painting of Aspen, Birch, Cottonwood, Dogwood and Elder, an inspection of the roof and an inspection of the decking.

Seconded: Jonathan Ferrell

Vote: Unanimous Approval

Management will send an email to the owners asking them to remove items from their deck so painting can begin.

Jonathan Ferrell made the following:

Motion: To adjourn the meeting

Seconded: John Maurus

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 4:47 PM.