

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
November 13, 2024**

Call to Order

The meeting was called to order at 1:08 PM by President Jonathan Ferrell.

Roll Call

Board Members Present via Zoom:

Jonathan Ferrell
Dusty Demerson
Kevin Adams
Adam Moore
Charlene McAplin
Alenka Vobornik

Owners Present:

Laura McCarthy
Debbi/Michael Means
David Goldberg
Matt Roberts

Mountain Home Management:

Annalise Smith
Juliana Spinella
William Laird

The following motion was made by Charlene McAplin:

MOTION: To approve the Sept 25, 2024, board of directors meeting minutes.

Second: Dusty Demerson

Vote: Unanimous

Financials & A/R

The board and management reviewed the financials. Mountain Home is in the process of negotiating with Stove Depot for Poplar's fireplace inspections and sweeps. The amount billed is over budget and Mountain Home Management was never notified of any price increases. Alenka Vobornik explained she was with the technician and didn't see him do any inspections. The board and management discussed the master insurance policy. 360 Insurance is an agency used by another association Mountain Home manages but they only have a B rating which isn't in line with the bylaws at Out Run. Juliana Spinella negotiated new rates with Waste Management to save the association about \$1,200 per year.

The board asked about an owner who is in arrears on their assessment. He is being assessed with finance charges but has not paid the assessment in its entirety. The board discussed recourse. A payment plan will be necessary if he hasn't paid his assessment by February so the association can take legal action, if necessary.

Roof Bids

The board and management reviewed the roofing bids received. Pinnacle cannot provide a double lock standing seam roof which is what Axtell Mountain Construction installed on Aspen and Birch last summer. The board agreed they did not want to put a lesser product on the remaining buildings. Annalise Smith stated Axtell does not have the capacity to do the remaining 7 roofs in 2025. Axtell's number increased overall, as suspected. White Castle did not provide a bid. The board discussed financing options. Axtell is requesting a \$1,500 deposit to secure Out Run's spot with an anticipated start date of September 1, 2025.

The following motion was made by Kevin Adams:

MOTION: To sign the contract with Axtell Mountain Construction, pay the \$1,500.00 deposit, and to confirm project dates with Jim Averill.

SECOND: Dusty Demerson

VOTE: Unanimous

The proposed project management fee of \$20,000 for Cottonwood, Dogwood, and Elder was discussed as well as the amounts built into the next assessment. Those include Axtell's bid, Accurate Insulation's bid, a painting estimate, project management fee, and last year's short fall. Axtell includes the permit fees in their bid. Kevin advocates the overage to come out of money market.

The following motion was made by Kevin Adams:

MOTION: To pay the shortfall of \$19,084.61 out of the money market capital account.

SECOND: Dusty Demerson

VOTE: Unanimous

Laird spoke to Jim Averill of Axtell and confirmed a start date of September 1, 2025. He is hoping to have everything completed by November 1.

The following motion was made by Dusty Demerson:

MOTION: To have Axtell Mountain Construction begin the project by September 1, 2025 and to set the due date of July 1st, 2025 for the assessments.

SECOND: Kevin Adams

VOTE: Unanimous

Mountain Home Management will include the delinquency form with the next assessment, so all owners are aware. The board can approve the delinquency notice through email.

Snow Removal

The board reiterating the plowing threshold of 6" and asked management to ensure Nash Development was clear on this. They also asked management to send an email to the members informing them of the 6" plow contract.

Hot Tub Survey

The hot tub survey results were discussed. A couple of owners expressed their desire to keep the hot tubs. The board and management discussed another survey so the board can make informed decisions.

The following motion was made by Dusty Demerson:

MOTION: To spend \$1,500.00 on Diamond Blue to investigate and hopefully repair the Oak hot tub.

SECOND: Jonathan Ferrell

VOTE: Unanimous

Spectrum

Vobornik mentioned her internet has been crashing once a week. Adam Moore presented the complex's internet usage and health reports. Moore was able to negotiate some terms in the Out Run Contract to provide future cost savings to the association.

The following motion was made by Dusty Demerson:

MOTION: To executed the amended Spectrum contract.

SECOND: Alenka Vobornik

VOTE: Unanimous

New Business

The board reiterated any anticipated unbudgeted expenses need to be approved by them. Smith explained there are new renters in Juniper who have dogs. One is an ESA and one is a service dog. The board asked Smith to email the owners to let them know. Another board member mentioned another owner posted on the marketplace advertising dogs ok and asked Smith to email that owner to let them know only owners are allowed to have pets.

The following motion was made by Dusty Demerson:

MOTION: To adjourn the meeting.

SECOND: Adam Moore

VOTE: Unanimous

There being no further business, the meeting was adjourned at 3:47 PM.