

**Out Run Condominiums Homeowner Association  
Board of Directors Meeting  
May 9, 2023**

**Call to Order**

The meeting was called to order at 3:36 PM.

**Roll Call**

Board members present:

John Maurus  
Dusty Demerson  
Charlene McAlpin  
Jonathan Ferrell

Owners Present:

Laura McCarthy  
Bud & Rokshie Malone

Management present:

Mountain Home Management, William Laird and Annalise Smith

A quorum was established with 4 out of 6 Board of Directors present.

Char McAlpin made the following:

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

Dusty Demerson

**Vote:** Unanimous Approval

**Unfinished Business**

The board reviewed the capital plan changes they made at the previous meeting. Laird explained he met with United Companies, and they will propose asphalt work in stages. The estimate could take a few weeks to get. Demerson explained the garbage trucks take a lot of the valley pans out. Laird explained the aprons get torn out with the asphalt. The board and management discussed the aprons. Tosta explained that changing line items changing the valuation as a whole. The board and management discussed the asphalt and concrete aprons.

The board and management discussed the roof. Laird explained the Dogwood roof may have cracked all the way through. It's sagging worse and some screw and glues are needed. The board discussed the roof work that needs to be done. Laird explained the proper way would be to pull the pans, cut the overhangs, reframe the overhangs and replace the roofs. Laird explained that the decking screwed on top of the old decking is starting to deteriorate. He thinks over the next 5 years, the screws will start to pop and you won't be able to screw anything else down. Laird thinks the roof cracked through the foam overhang.

Tosta recommended a hydrologist. Tosta recommended writing a letter to the members explaining what is going on. The board would like to make sure the board remediates long-term problems. Then, there are a lot of aesthetics and make a simple outline. The board would like the roofers to go up and

take a look at the roofs. Laird recommended roof, drainage, decks and then asphalt. Laird recommended protecting investments from top down. Laird will meet with roofers. Ferrell asked for a phased approach for the roofing.

There being no further business, the meeting was adjourned at 5:05 PM.