

**Out Run Condominiums Homeowner Association  
Board of Directors Meeting  
May 7, 2024**

**Call to Order**

The meeting was called to order at 3:34 PM by President Jonathan Ferrell.

**Roll Call**

Board members present:

Jonathan Ferrell  
Dusty Demerson  
Kevin Adams  
Char McAlpin  
Alenka Vobornik  
Adam Moore

**Management present:**

Mountain Home Management: William Laird, Annalise Smith, and Juliana Spinella

Dusty Demerson made the following:

**Motion:** To waive proof of notice

**Second:** Alenka Vobornik

**Vote:** Unanimous Approval

**Unfinished Business- Roofs**

Billy Laird provided an update on his negotiations with Axtell Mountain Construction. The updated bid received included replacing the metal on all the front crickets for \$377,000. The original bid totaled \$368,600 with an option for replacing the metal on the front crickets for \$20,000 totaling \$388,600 so there was an overall decrease of \$11,600. Axtell also agreed to cost savings of \$10,000 per building if the association replaced 5 roofs this year instead of just 2.

Laird explained he finally got in touch with an engineer, Dodson Harper. Dodson suggested going back to an airtight roof with spray foam. Laird explained he is concerned about possible gaps between the spray foam and framing that would cause moisture to build up and create the same problems the roofs are experiencing now. Laird stated he has concerns over the current design but has been unable to find anyone willing to advise or draw up a new design for the roofs. Dodson shared an architect's contact information that may be able to help but the architect has not called him back.

Within the past couple of days, Axtell Mountain Construction has provided a new plan based on a couple of roofs they have recently completed. This would include installing polyiso insulation in the roof system instead of batts or spray foam.

The board and management discussed getting into the attic spaces to see what insulation was currently up there so a decision could be made on a hot vs cold roof. Laird agreed to reach out to

his insulator to get into the attics and have him give his opinion on insulation needed either in the attic spaces or in the roof system. The board and management discussed insulation adjacent to units and in units with vaulted ceilings. Ferrell asked about Axtell's schedule and whether they could begin the project later in the summer. Management will ask about their timeline but with their interest in the project, he thinks this should be ok. The board discussed the effect of the project on owners and renters. The board would like to offer a Q&A meeting session with the members. Smith will send out a poll proposing some dates and times to see which gets the most responses and schedule the meeting then.

Laird explained the most important decision that needs to be made at this point is the metal color. The board discussed the color options. Smith proposed narrowing down the choices to one to three colors and possibly sending a poll out to the members to vote on. The board and management agreed to reconvene in two weeks on May 17, 2024, at 2 PM.

There being no further business, the meeting was adjourned at 4:48 PM.