

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
August 8, 2020, 4:00 p.m. Mountain Time
Zoom Call**

Call to Order

The meeting was called to order at 4:06 p.m.

Roll Call

Board members present:

Kevin Adams
Gary Cook
Dusty Demerson
John Maurus
Ross MacLean
Alenka Vobornik

Management present:

Donna Oros

A quorum was established with 6 of 6 Board of Directors present. Also in attendance were Bud and Rokhshie Malone.

Proof of Notice

Official notice was via email on July 24, 2020.

Reading and Approval of Past Minutes

Page three of the March 26, 2020 minutes has an error: "Retaining will" needs to be changed to "Retaining wall."

Gary Cook made the following:

Motion: To waive the reading of the March 26, 2020 meeting minutes and approve them as amended.

Seconded: Ross MacLean

Vote: Unanimous Approval

Election of Officers

Dusty Demerson made the following:

Motion: To elect John Maurus as President, Alenka Vobornik as Vice-President, and Kevin Adams as Secretary/Treasurer.

Seconded: John Maurus

Vote: Unanimous Approval

Old Business

Retaining Wall Project and Concrete Apron Replacement

It was decided to defer the replacement of the retaining wall and to put the project in 2024-25 on the Capital Plan. The replacement of some concrete aprons should be done this fall depending upon contractor availability.

Delinquent Owner

Dusty Demerson made the following:

Motion: To authorize Donna to pursue legal remedies to collect on the delinquency and to use Attorney, David Leinsdorf.

Seconded: Ross MacLean

Vote: Unanimous Approval

Water Heater Inventory

At the direction of the Board, Donna will send an email to owners notifying them if their hot water heater is 10 to 15 years old (or older) and in need of replacement now or in the near future.

Maple Building Water Damage Update

Repairs to the common area are still being made, and the association's insurance has not yet pursued a subrogation claim for damages from the unit owner's insurance where the water heater failed. Donna will ask the claims specialist for clarification on subrogation.

Elder Structural Repair

Discussed in Annual Meeting.

Raised Ceiling Re-plat

Addressed in Annual Meeting.

Request for Insurance

Attorney, David Leinsdorf, will be asked his opinion to request proof of homeowner insurance in the association's legal documents.

New Business

Rules & Regulations/Declarations/By-Laws

A list of potential rules violations was produced and distributed to the Board. It was hoped that the list provides insight into the challenges management faces to enforce rules that are not clearly defined. Discussion took place on egress hazards of hallway items. The Board will review the rules to produce a clear standard for enforcement.

2020/21 Capital Projects to be Budgeted

Altitude Painting is scheduled to paint the exterior of the Aspen and Birch buildings in the spring. They will be asked to prep and paint the underside of a deck as soon as possible as a test of appearance and endurance. Altitude Painting will also be asked if they can do a sand and seal of the tops of the southern facing deck railings and complete touch-up to some garage doors prior to the winter season. It is thought that to paint or re-stain the interior railings, trim, and doors would be labor intensive, but an updated quote will be obtained.

Projects on the Capital Plan were discussed like replacing the parking lot asphalt in 2022-23. It is believed that the dollar number reflected is low, but that number was obtained by the professionals who performed the reserve study. It was concluded that the asphalt seems in satisfactory condition at this time, and the asphalt replacement project should be moved to 2024-25 to coincide with the retaining wall replacement.

Sealcoating of the parking lot will stay on the Capital Plan for the spring of 2021, as will staining of the garage doors and the deck rails in their entirety. Refurbishing of the Maple apartment will be postponed until the current tenant moves out, and that could be several years; the project will be deferred on the Capital Plan annually or until Maple 5 is vacated. The Capital Plan will be reviewed, and some of the lower priority items like refurbishing the clubhouse will be pushed back a few years. Also to be budgeted for 2020-21 is the painting of the five remaining hallways that have not been recently painted. The updated cost of staining or painting hallway railings, doors, and trim will be reviewed once received.

Unscheduled Business

Common Area Carpet Cleaning

In the absence of an additional bid for the cleaning of common area carpets, the contractor the association has used in prior years will be asked to complete the job in the fall. This routine maintenance should be done on an annual basis.

Roof Maintenance and Snow Removal

The annual roof maintenance has not yet been completed, but the roofer has been asked to inspect and replace or add needed anchors to assist in safe roof snow removal. He has also been asked to suggest safe access to the Poplar building roof in the winter months. Roof snow removal remains a challenge every year, as contractors who can provide service to a large complex are limited. Investigation of roof snow removal contractors will continue, and additional contractors were suggested to approach.

Adjourn

Dusty Demerson made the following:

Motion: To adjourn the meeting.

Seconded: Ross MacLean

Vote: Unanimous Approval

The meeting was adjourned at 5:54 p.m.