

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
April 9, 2024**

Call to Order

The meeting was called to order at 4:02 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 and Annalise Smith

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

Char McAlpin made the following:

Motion: To waive proof of notice

Second: Dusty Demerson

Vote: Unanimous Approval

Dusty Demerson made the following:

Motion: To approve the March 7, 2024 meeting minutes as presented.

Second: Alenka Vobornik

Vote: Unanimous Approval

Unfinished Business- Roofs

The board and management discussed Axtell's warranty and pricing. Ideas to improve the roof system including ventilation and insulation were discussed. Management is still working on guidance from an engineer but has struggled to find someone to give advice on the rebuild.

The current plan is to take everything down to the original EPDM, reframe the deck, insulate, and install baffles for ventilation. The goal is to increase air flow and breathability in the roof system. Axtell included wrapping the fascia in metal in their bid.

The board discussed the option of removing the front crickets and replacing the metal on the front roofs. This was included as a \$20,000 option in the bid. Axtell Construction is concerned about metal integration if the front roof metal isn't replaced. The board agreed they wanted the crickets to remain on the front of the buildings for aesthetics and snow safety.

The board asked management to inquire about any additional cost savings the association could consider. Char McAlpin also asked about working on the warranty because it's currently listed at 3 years.

Laird explained the board should be thinking about metal colors. Alenka Vobornik mentioned using a dark color for roof shed and contrast. Management was tasked with asking Axtell what the price increase would be to replace the metal on the front roofs only, draw up the plan to take to an engineer for guidance, get an updated bid from Pinnacle, and negotiate the warranty with Axtell. The board was tasked with considering color options.

Dusty Demerson made the following:

Motion: To adjourn the meeting

Second: Jonathan Ferrell

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 5:00 PM.