

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
July 14, 2021 3:00 P.M. Mountain Time
Zoom Call**

Call to Order

The meeting was called to order at 3:01 p.m.

Roll Call

Board members present:

Dusty Demerson
Alenka Vbornik
John Maurus
Kevin Adams

Management present:

Mountain Home Management
William (Billy) Laird
Annalise Smith

A quorum was established with 4 out of 5 board members present.

Proof of Notice:

Official notice was sent via email on July 13, 2021.

New Business:

Response to Owner Complaints

Annalise gave an update on her conversations with attorney David Leinsdorf regarding the owner emails received. Dusty explained the fiscal year was changed a number of years ago at an annual meeting and does need to be updated in the bylaws. The board discussed the list of concerns.

A discussion ensued regarding filling the vacant board position and the upcoming board positions expiring at the 2021 annual meeting. The board agreed to post the board vacancy and expiring terms on the website in case it was missed in the notice of the annual meeting.

The board agreed their goal is to be transparent and honest in their dealings and it has never been their intent to appear to be operating in secrecy. A board member mentioned lack of membership involvement in the past but stated agendas can be posted on the website to increase transparency. Past meeting minutes are also posted for owner review. The board discussed presenting the amended Rules and Regulations and short-term rental fee to the membership for consideration at the upcoming annual meeting although the board will ultimately decide and re-vote on the matters at the board meeting following the annual meeting.

The board asked management to formulate a response to the homeowner that listed his concerns. The board expressed to management that the budget process should be smoother for this upcoming fiscal year. This year's budget was late in getting approved and to the membership due

to a transition in management companies. Numerous capital items discussed in the complaint have been addressed in board meetings and reflected in board meeting minutes. A board member stated consideration should also be given to the fact that COVID played a factor in the postponement of many things not only locally, but globally.

Billy stated he has set up appointments with painters to do an interior and exterior walkthrough and is trying to get things reorganized to move maintenance items forward. Billy explained his crew is working on the fascia and soffit repairs.

Dusty gave a backstory on the process the association went through in updating their capital plan and questioned the reports practicality. Dusty explained that items presented for replacement or repair on the capital plan were based strictly on the useful life of the asset as opposed to its actual functionality or appearance. The study was also conducted with the assumption the units would be at full occupancy, year-round. The board agreed that items should be addressed on a case-by-case basis and that although things are outlined on the capital plan as needing replacement, the board prefers to be strategic about expending the funds for projects that are actually necessary. Billy stated that he has walked extensively around the building and has not found a lot of major issues with the buildings, rather some cosmetic items that need to be addressed. He recommended the board address capital projects in a frugal and flexible manner understanding that there are other projects that may come up that need attention prior to projects that have been budgeted for and projected to need repair or replacement. The board agreed with this plan.

Kevin asked Annalise to resend the owner with the concerns the meeting minutes that reflect the boards discussions of capital projects. Kevin asked Billy to prioritize the sealcoating, striping and gaining access to the Poplar roof. Billy explained he would be looking at the paint under the decks and is hopeful he can get three painters up to walk the complex with him and figure out a plan of action and cost for painting.

Billy mentioned there was another homeowner who contacted the office and stated he would be bringing up the roof overhang and stair issues with the Aspen building. The board discussed potential solutions but decided the cost to any solution would far exceed the benefit. Kevin asked Billy to keep the shoveling of those stairs a priority to allow for access in case of an emergency.

Annual Meeting Format

Dusty Demerson made the following:

Motion: To change the annual meeting format to Zoom

Second: Kevin Adams

Vote: Unanimous Approval

Unfinished Business:

Bylaw Revisions

The board refrained from discussing any bylaw revisions at this time but will allow for more time for the members to redline and discuss the items they believe need to be updated.

Dusty made the following:

Motion: To adjourn the meeting

Second: Kevin Adams

Vote: Unanimous

The meeting was adjourned at 4:48 p.m.