

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
December 28, 2021**

Call to Order

The meeting was called to order at 3:02 PM.

Roll Call

Board members present:

Dusty Demerson
John Maurus
Ross MacLean
Alenka Vobornik

Management present:

Mountain Home Management, William Laird and Annalise Smith

A quorum was established with 4 out of 5 Board of Directors present.

Proof of Notice:

Dusty Demerson made the following:

Motion: To waive the proof of notice of the meeting

Seconded: Alenka Vobornik

Vote: Unanimous Approval

Official notice was sent via email on December 27, 2021.

Reading and Approval of Past Minutes:

Dusty Demerson made the following:

Motion: To approve and accept the minutes as written from the meeting on October 29, 2021, with minor adjustments.

Seconded: Alenka Vobornik

Vote: Unanimous Approval

Kevin Adams joined the meeting at 3:06 PM.

New Business:

The board discussed the process for allowing owner comments during board meetings and agreed to allow for comments and suggestions at the beginning of their meetings based off of the agenda items. Dusty advised noticing the meetings on the website early enough to have owners suggest agenda items, if necessary. Smith stated she would make a post to the website inviting owners to email management their comments and concerns prior to board meetings.

The board discussed a parking lot incident. Laird explained he received calls from an owner stating that another owner was harassing his renters about parking. Laird stated he was able to diffuse the situation and would call the owner once more to explain the process for submitting a complaint. The board agreed the owners' actions were completely uncalled for and out of line

but that they were not in a position to discipline owners. The board agreed the owner or renters should call law enforcement if they feel threatened. Owners need to contact Mountain Home Management if there are any issues, instead of trying to take matters into their own hands. The board asked management to send an email to the owners about the proper course of action for reporting violations to the rules and regulations.

Visitors may park any place at Out Run and don't have to park in front of the building they are staying in. Vobornik asked if the parking permits were being utilized. The board asked management to enforce and check for parking permits. Management agreed.

Poplar Elevator

Vobornik stated the new elevator company came out and explained the elevator is working properly, but there seems to be some phase and possible voltage issues. GCEA has assessed their transformer into the building and confirmed everything looked fine on their end. GCEA stated their power is running at approximately 238-240 volts and holding steady from draws on the building. Laird explained they were installed a meter monitoring system and will evaluate the readings in a few weeks.

The board discussed what to do with Schindler and the contract. Vobornik explained she feels they are stuck with Schindler. The board asked management to obtain closure and find out if their contract has in fact been canceled.

Kevin gave an update on the gas smell in Poplar. Laird explained he believes the smell was methane and not natural gas. Mountain Home Management will replace some pipes for the venting, but the crawlspace gaskets may be failing. Laird explained he will try and get a manlift up to take a look at the roof and mitigate the off gassing. Dusty offered to fly his drone to take photos of the roof when the weather cleared up. Vobornik asked Smith to send an email to Poplar owners regarding the situation.

The board discussed renter infractions and a daily per diem for owners who short term rent. The board and management agreed that there is undeniably more work and more use of the amenities with short term renters. They agreed the fees have been justified. The board asked management to do their best to keep log the extra work caused by short term renters and let the board know this summer if the fee needs to be increased.

The board discussed the hot tub issues and considered rekeying the hot tubs or installing locks with codes but agreed this wouldn't solve any of the issues and decided to leave them the way there were.

Demerson asked David Leinsdorf to address an owner's comments about the bylaws- Article III, Section 2.

Vobornik asked if management has heard anything from the carpet installers. Laird stated he hasn't heard anything yet, but we are still holding payment for the remainder of the carpet.

The board and management discussed the insurance claim made by the carpet installers due to the damage they caused to an owner's deck. Laird explained that in order to properly repair the damage, the entire beam will need to be replaced and that the beam is most likely in the floor

system of the unit. He doesn't know if it will be easier to repair from the inside or outside, but he will leave that up to the subcontractor that will be making the repairs.

Ferrell asked Laird to check out the front door to the Birch building.

Dusty Demerson made the following:

Motion: To adjourn the meeting.

Seconded: Jonathan Ferrell

Vote: Unanimous Approval

The meeting was adjourned at 4:28 PM.