

**Out Run Condominiums Homeowner Association
Budget Approval Meeting
November 14, 2023, MST**

Call to Order

The meeting was called to order at 4:06 P.M.

<u>Roll Call:</u>	<u>Unit #</u>
Dusty Demerson	B1
Laura McCarthy	A3/A5
Kevin Adams	P1
Alenka Vobornik	P7
Adam Moore	E3
Russel Hughey	P3
Charlene McAlpin	C2
Eugene Hunt	J2

Management present:

Billy Laird
Annalise Smith
Juliana Spinella

Waive Proof of Notice:

Dusty Demerson made the following:

Motion: To waive proof of notice

Seconded by: Kevin Adams

Vote: Unanimous

Reading and Approval of Past Minutes:

Dusty Demerson made the following:

Motion: To amend, approve, and accept the minutes as written from the August 4, 2023 annual meeting.

Seconded: Char McAlpin

Vote: Unanimous

New Business

Members reviewed the budget approval process. Smith explained that per Colorado law, a majority of owners was required to veto the budget approved by the board, but a quorum was not required for this meeting. The budget proposed by the executive board does not require approval from the unit owners and it will be deemed approved by the unit owners in the absence of a veto at the noticed meeting.

Smith explained how she handles the budgeting process. She runs a report near the end of the fiscal year to estimate for the following year. She evaluates each expense line item and plugs in her estimates based on upcoming increases she is aware of or prior year's actual expense. Smith tries to leave a cushion that's reflected in the net income for unforeseen items or expenses that run over budget. She then calculates the total amount of assessments needed to cover all expenses for the year and allocates

that based on cubic footage. One of the bigger variables for this year's budget is Spectrum as she is unsure what the actual cost will be including all taxes and fees.

Dusty Demerson acknowledged that he understands owners would like to handle snow removal overages with assessments as opposed to dues increases.

Members discussed the few owners who emailed Mountain Home Management about not wanting to pay for the bulk service and agreed that a majority of owners voted at the annual meeting to bulk cable and internet and should therefore be required to pay for the service. Laura McCarthy asked for clarification on the current capital assessment. Smith explained each month, the capital portion of each owners' dues is transferred into the reserve account. Demerson explained the association decided to keep the charges separate for better accounting. Demerson mentioned there is currently no quorum to veto the budget, so the fiscal year's budget is approved as presented to all owners.

Roof Update

Mountain Home Management hired Axtell Mountain Construction to tear part of the roof off of the Dogwood building to evaluate what was underneath the metal panels. Laird explained it seemed the heat from lower units is getting through the spray foamed seams, making it so the bottom layer of plywood is trapping moisture. The condensation in the joints and membranes is soaking the plywood and foam in the roof. There are two separate layers on the roof. The original roof is a tar/ pitch roof with a layer of 45mil EPDM rubber that was laid over top. The decking is ½ CDX plywood and the bays are filled with gray cellulose. The second layer consists of a SIP panel system that spans horizontally across the roofs, 5/8" OSB on the bottom with white poly Styrofoam insulation board and then another layer of 5/8" OSB to create a "sandwich". This is topped with a layer of ice and water shield and then 26-gauge pro panel exposed fastener roof. Laird explained at least five trailers of saturated OSB and styrofoam were hauled off. He recommends bonderized metal. Members and management discussed cutting back the overhangs on the roofs.

Laird stated he believes the way to proceed for the rest of this project is to take the lowest roof number and start replacing a roof or two at a time. Prices will fluctuate up and down, but we should go one at a time, pick the best price and base the rest of the roofs off of the cost of the first full roof replacement. Taking this project one step at a time will be better, money and time wise. Laird mentioned possibly metal wrapping the fascia.

Demerson appreciates Billy's explanations of the roof issues and his efforts in getting down to the bottom of the roof issues throughout the association.

Dusty Demerson made the following:

Motion: To adjourn the meeting

Seconded: Kevin Adams

Vote: Unanimous

There being no further business, the meeting adjourned at 4:56 P.M.