

**Out Run Condominiums Homeowner Association  
Special HOA Meeting  
February 9, 2022  
3:00 PM MST**

**Call to Order**

The meeting was called to order at 3:04 PM.

**Roll Call**

Board members present:

Dusty Demerson  
Kevin Adams  
Ross MacLean  
John Maurus

Mountain Home Management:

William Laird and Annalise Smith

Owners Present:

Peggy Toft  
Tim Tosta  
Jerry Tinianow  
Carl Weisbrod  
Gary Cook  
Steve Barfknecht  
Laura McCarthy  
Marck Yaklich  
Robert Kennedy  
Adam Moore  
Char McAlpin  
Rebecca Bair  
Andrew Beavers

A quorum was established with 17 out of 48 owners.

**Proof of Notice:**

Official notice was sent via email on January 14, 2022.

**Reading and Approval of Past Minutes:**

Robert Kennedy made the following:

**Motion:** To waive the reading of the July 30, 2021 minutes and approve as written.

**Seconded:** Char McAlpin

**Vote:** Unanimous

**Owner Comments Regarding Budget:**

The members and management discussed the capital plan. An owners expressed their concerns about funding for capital projects and mentioned getting a focus group established to analyze the plan and its funding. A discussion ensued regarding the matter. Laird explained he was still working on getting bids and dealing with elevator issues so that the capital plan could be updated with current rates. Laird offered to meet with homeowners up at the complex to do a walk through to identify issues need to be addressed around the complex.

Dusty Demerson made the following motion:

**Motion:** To move to the next agenda item

**Seconded:** Gary Cook

**Vote:** Unanimous

There was no veto to the operating budget previously approved by the board of directors.

**Owner Comments Regarding Change to Rules & Regulations**

The membership discussed the proposed changes to the indoor hot tub rule. There was a majority consensus that agreed only owners (as named on property deed) and owners immediate family members should be allowed to use the indoor hot tubs. A discussion ensued regarding the imposition of fines for violations, but enforcement is an issue.

Gary Cook made the following:

**Motion:** To update the Rules & Regulations, item 12 to read: Indoor hot tubs are reserved for owners (as named on property deed), and owners immediate family members- but not guests, invitees, renters, or lessees.

**Second:** John Maurus

**Vote:** Unanimous

Gary Cook made the following

**Motion:** To adjourn the meeting

**Second:** Dusty Demerson seconded.

**Vote:** Unanimous

There being no further business, the meeting was adjourned at 4:15 PM.