

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

Call to Order

The meeting was called to order at 5:13 PM by President Jonathan Ferrell.

Roll Call

Board Members Present:

Jonathan Ferrell
Dusty Demerson
Kevin Adams
Char McAlpin
Alenka Vobornik

Board Member Present via Zoom:

Adam Moore

Owner Present:

Michael Means

Mountain Home Management:

William Laird
Annalise Smith
Juliana Spinella

The following motion was made by Jonathan Ferrell:

MOTION: To waive proof of notice.

SECOND: Kevin Adams

VOTE: Unanimous

The following motion was made by Kevin Adams:

MOTION: To waive the reading of the meeting minutes from May 17 and May 23, 2024, and approve as written.

Second: Alenka Vobornik

Vote: Unanimous

Election of Officers

The following motion was made by Kevin Adams:

MOTION: To keep the slate of directors the same as the previous term with Jonathan Ferrell as President, Alenka Vobornik as Vice President, Kevin Adams as Treasurer, Dusty Demerson, Char McAlpin, and Adam Moore as Directors.

Second: Dusty Demerson

Vote: Unanimous

Old Business

The board and management discussed rebidding the roof project for the remaining phases. Axtell Mountain will need to do another clean up of screws and styrofoam before their final check is released. Demerson inquired about the demolition plan and what went awry. Laird explained

Axtell struggled with getting the styrofoam off in a clean manner because everything was so soggy and saturated, pieces were breaking off and creating a big mess. The board discussed the timing of the next replacements and assessments. Replacement of Poplar's roof was discussed. The board agreed this would be far less costly, but the roof overhang should be extended to cover the decks. Alenka opposed the roof extension and the board will discuss this when the Poplar roof replacement happens.

Laird advised a screw and glue to Cottonwood and Dogwood before winter. Demerson inquired about the siding that has been removed from Aspen. Laird stated Axtell was responsible for replacing the siding. Laird mentioned he will have his team help with the Aspen emergency escape steps.

New Business

Financials

Smith reviewed the financials to date and the board and management reviewed the proposed budget, line item by line item. Potential cost-saving ideas were discussed, including insurance and renegotiating terms with Waste Management. Smith will inquire about insurance premium reductions due to the replacement of the roof as well as increasing the deductible to \$25,000.

The following motion was made by Kevin Adams:

MOTION: To approve the budget line increases as proposed.

SECOND: Dusty Demerson

VOTE: Unanimous

The board and management discussed the snow removal strategy for the 2024-2025 winter season. The board told Laird they do not want any plowing at the association unless there is more than 6". This needs to be managed better this winter so the association remains within their budget. Vobornik inquired about water usage. Smith will look into whether there were water overages for the year but does not remember seeing any while running the financial reports.

Funds from OP MM Account

Smith explained there is a bank account she is unsure about. There is about \$7,000 in it and looks like it may have been an account that had excess membership income. The board asked Smith to investigate the account and last transactions so they can decide whether or not to move the money into another account.

The board agreed to reevaluate the proposed budget closer to the end of the fiscal year.

Smith was directed to reach out to David Leinsdorf regarding new legislation for payment plans and charging late fees and interest. Smith explained the maximum interest that can be charged is 8% per year. The association will need to update its collection policy. The board would like to escalate the collection process for the owners who have not paid their assessments in full. The board asked Smith to reach out to one of the owners to ask about his plan to get caught up on his dues and assessments and what his plan was for upcoming assessments.

The following motion was made by Dusty Demerson:

MOTION: For Mountain Home Management to reach out to E1 owner to discuss how he is going to finish paying his current assessment and how he will be funding the upcoming assessments.

SECOND: Jonathan Ferrell

VOTE: Unanimous

The board asked management to triple check the open flame laws and when they become effective because this news is distressing for some.

Michael Means advised confirming the insurance agency has an appropriate rating as outlined in the bylaws.

The following motion is made by Jonathan Ferrell.

MOTION: To adjourn the meeting.

SECOND: Kevin Adams

VOTE: Unanimous

There being no further business, the meeting was adjourned at 6:24 PM.