

Silver Bow Owners Association

**QUARTERLY BOARD of DIRECTORS MEETING
WEDNESDAY, FEBRUARY 26, 2025 @ 1:00 PM
HPM CONFERENCE ROOM**

MINUTES

Call to Order

President Boyd Teegarden called the meeting to order at 1:02 P.M.

Kirk Dige was present in person. The board members attending virtually were Lisa Prugh, Boyd Teegarden Joe Woodmansee, Corey Meyer, and Lou Halmes. Also in attendance were Mike Palmer, Dan Lukas, and Julie Burgess from Hammond Property Management.

Approval of 10/30/2024 Board Meeting Minutes

A motion was made to approve the 10/30/2024 BOD meeting minutes. The motion was seconded and carried.

Treasurer's Report

The Board reviewed the financials included in the packet including the Accounts Receivable (A/R) aging report and noted that a lien has been placed on SB #27.

Marjorie Knaub of Knaub & Co. will be retiring after tax season. Hammond Property Management is scheduled to meet with the new owner next week to discuss the transitions.

A discussion was held regarding building maintenance budget overage. Hammond will contact Knaub & Co. to obtain the general ledger and verify that all expenses align with this line item.

The Board also reviewed an electrician invoice related to the SB#8 breaker and approved payment. The breaker issue will be brought to ownership's attention at the annual meeting. Additionally, Hammond will obtain a quote for the replacement breakers to keep on hand for emergency situations.

The check register was reviewed.

A motion was made to accept the check register for October 9, 2024, through February 18, 2025. The motion was seconded and carried.

Management Report

Lukas presented the Manager's Report, highlighting key updates and routine maintenance activities. Walkways have been shoveled and sanded as needed, and repairs were made to the dumpster enclosure chains, with enclosures cleaned as necessary. Additionally, assistance was provided to L&L in moving dumpsters out of enclosures for trash removal.

High electricity usage was identified in SB #7. The sauna control panel was replaced, and Mike McCarthy was hired to remove an ice dam from the roof of SB #8.

A discussion was held to review estimate from Gallatin MGMT landscape contract. Doug Gion of Gallatin Water Works will continue work on the irrigation systems.

A motion was made to accept the Gallatin MGMT contract in the amount of \$18,785. The motion was seconded and carried.

New Business

Rules and Regulations – A discussion was held regarding the verbiage of the pet policy.

A motion was made to change language in Rules and Regulations to “Pets shall not be allowed to roam freely and must be on leash at all times when outdoors.” The motion was seconded and carried.

Hammond Property Management will distribute the updated rules to ownership, highlighting the changes to the pet policy, and direct owners to share with renters. Owners will sign the acknowledgement of the updated policy.

Violations – Board in agreement to send violations to repeat offender at SB #47.

Retile the Hot Tub – The Board discussed the retiling of the hot tub and noted that the tiles are currently on backorder. It was suggested that the work be scheduled after the ski season to minimize disruption.

SB 47 Update - discussed in previous points.

Recreational/Medical Marijuana usage – The Board acknowledged that its ability to take action is limited due to the legality of marijuana. However, in cases where smoke penetrates adjacent units, owners are encouraged to address the issue directly with their neighbors.

Electric Snow Mats – Teegarden observed a significant increase in the common element electricity bill. Upon investigation, it was determined that the electric snow mats at SB #7 were the cause of the increase.

Old Business

COSA Rewrite – A discussion was held. Dige reached out to the Gallatin County Health Department but has not yet received a response. Additionally, the Big Sky Owners Association also included COSA rewrite on their meeting agenda this month.

Landscape Committee Discussion – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley) A spring walkaround will be scheduled for the committee.

Adjournment - *A motion was made to adjourn. The motion was seconded and carried. The meeting was adjourned at 2:53 p.m.*