

Silver Bow Owners Association

QUARTERLY BOARD of DIRECTORS MEETING
WEDNESDAY, May 7, 2025 @ 1:00 PM
HPM CONFERENCE ROOM

MINUTES

Call to Order

President Boyd Teegarden called the meeting to order at 1:00 P.M.

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

Approval of 02/26/25 Board Meeting Minutes

A motion was made to approve the 02/26/25 BOD meeting minutes. The motion was seconded and carried.

Treasurer's Report

The check register was reviewed by the Board. The payment to Mountain Hot Tub was for the replacement of the control panel, and the payment to My Guy Plumbing covered the repair of a leaking urinal in the men's locker room.

A motion was made to accept the check register for February 18, 2025, through April 30, 2025. The motion was seconded and carried.

The Board reviewed the financials included in the packet including the Accounts Receivable (A/R) aging report and the lien will be updated for Unit 27.

The group held a discussion was held regarding the transition with David Benson at Knaub & Co.

The Board reviewed and discussed the reserve accounts, including rates and account balances.

Management Report

Lukas presented the Manager's Report, highlighting key updates and routine maintenance activities. The roofs of the dumpster enclosures were shoveled to reduce snow load, and the snowpack was pulled back in anticipation of spring melt. Avian foggers were installed as part of ongoing pest control measures. The pool startup is scheduled for next week, with a planned opening in time for Memorial Day. Lighting maintenance included replacing bulbs in stairwells and along walkways as needed. Select Pools is expected to be onsite in approximately two weeks to complete the retiling of the hot tub. Stair repairs were made to Units 4 and 5 to address safety concerns. Additionally, the Fire Department requires unit numbers be installed on the lower staircases to help direct emergency responders to the upper levels. The plumber has recommended replacing the urinal in the men's locker room due to ongoing issues. Lastly, L & L Site Services has requested grading near the dumpster enclosures, as a lip was created following the recent asphalt overlay. Lukas will confirm with Mike McCarthy about staining the benches that are part of the deck, specifically for Unit 49.

A discussion was held to have the Landscape Committee review trees that need trimming and sidewalks trouble areas, along with the dumpster enclosures for the L&L request.

New Business

Silver Bow Unit 4 & 5 – A stair that presented a safety hazard was repaired to ensure resident safety. Hammond Property Management has reached out to the affected owners regarding a long-term replacement plan, which will require Board approval before proceeding.

Pool Building – Men’s Restroom Maintenance – A discussion was held during the manager’s report. *A motion was made to replace the urinal in the men’s restroom. The motion was seconded and carried.*

New Accountant David Benson – A discussion was held regarding the transition after Marjorie Knaub’s retirement.

Old Business

Rules and Regulations – A discussion was held regarding the pet policy that was addressed at the previous meeting.

A motion was made to rescind the change in the leash law related to this policy. The motion was seconded and carried with one member voting in opposition.

Retile the Hot Tub – discussed in manager’s report

Building Maintenance Overage – Halmes reviewed the memo sent regarding the overage and will follow up with the accountant to re-allocate the Grizzly Electric expense to Landscaping reserves.

Electrical Breaker – Lukas will order a breaker for individual units to keep on hands for emergency situations.

COSA Rewrite – The Big Sky Water Sewer has their legal team reviewing with the intent to write a letter to Gallatin County regarding the water capacity. A discussion was held.

Landscape Committee Discussion – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley) A spring walkaround will be scheduled for May 14th at 1:00 PM. The committee with the committee reviewing trees to be trimmed, sidewalks, decks that need repair, and the dumpster enclosures.

Adjournment - *A motion was made to adjourn. The motion was seconded and carried. The meeting was adjourned at 2:18 p.m.*