

Silver Bow Owners' Association

**ANNUAL MEETING – August 29, 2025, at 9:00 AM
Big Sky County Water and Sewer District Building and
Virtual via Zoom Meeting**

MINUTES

Call to Order

President Boyd Teegarden called the meeting to order at 9:00 AM. Introductions were made and a quorum was determined with 67.14% of owners represented in person or by proxy.

The following Board members were in attendance: B. Teegarden (Unit 48, virtually), President; J. Woodmansee (Unit 66), Vice President; L. Halmes (Unit 12), Secretary/Treasurer; K. Dige (Unit 45), Director; J. Keating (Unit 1), Director; L. Prugh (Unit 46), Director; and C. Meyer (Unit 67, virtually), Director.

The owners present in person were N. Woodmansee (Unit 66), B. Steffens (Unit 18), J. and C. Neu (Unit 34), R. Turlington (Unit 54), B. Keating (Unit 1), J. Leeper (Unit 64), B. Tyson (Unit 13), D. and B. Bozman Moss (Unit 20). The owners present virtually were C. Maves (Unit 15), C. Duke (Unit 47), M. Davies (Unit 2), D. Leonard (Unit 59), M. Immenschuh (Unit 44), J. Christensen (Unit 35), and M. Johnson (Unit 17). Also present were Hammond Property Management (HPM) Representatives M. Palmer, A. Locker, Y. Mettemeyer, and J. Burgess and D. Benson from Slopeside CPA & Advisor.

Approval of the 2024 Annual Meeting Minutes

A motion was made to approve the 2024 Annual Meeting Minutes as presented. The motion was seconded and carried.

Manager's Report

M. Palmer, Owner and President of Hammond Property Management, introduced Julie Burgess, Silver Bow Account Manager; Annalise Locker, the Field Representative; and Yale Mettemeyer, Assistant Field Representative.

Locker presented the Manager's Report, highlighting the following: removal of bushes as part of fire mitigation recommendations, identifying trees for summer trimming, coordination with Gallatin Management the new landscape maintenance contractor, ongoing coordination with pool contractors for the spa re-tile project, installed new urinal in the restroom in pool house, snow removal during the winter, coordinated with electrician on exterior lighting issues, and completed the summer painting rotation.

A discussion was held regarding the fire mitigation project and the removal of bushes. The landscape committee identified the potentillas to remove near the buildings, with plans to add drain stone and consider future beautification.

Treasurer's Report

D. Benson, the new accountant for Silver Bow following the purchased Knaub & Co, Slopeside CPA & Advisors, presented the Treasurer's Report as of June 30, 2025, representing the first nine months of the fiscal year. See attachment to the meeting packet.

No action was required.

Discussion & Approval 2025-2026 Budget

D. Benson presented the proposed Annual Budget. The total proposed budget, including Operating Expenses and Reserves, was \$391,570. This represented an increase of 2% from the previous year.

A motion was made to approve the 2025-2026 budget as presented. The motion was seconded and carried.

Nominations and Election of Board of Directors

The three-year Board terms for Keating, Meyers and Woodmansee were up for re-election this year. Teegarden asked the group for additional nominations.

A motion was made to close nominations. The motion was seconded and carried.

A motion was made to elect the slate of Keating, Meyers and Woodmansee for a term of 3 years. The motion was seconded and carried.

Other Business

A discussion was held regarding commercial vehicles parking in Unit 29-42 lot, which is not permitted in the Rules and Regulations. A question was raised regarding the limit of vehicles per unit. The Board noted that it is a parking lot not a storage lot. The Board will review and address the issues.

A discussion was held regarding being neighborly and respectful of the other unit owners. Concerns were raised about excessive dog barking. A question was raised regarding animal limits, and the Board clarified that the governing documents permit no more than two animals as pets per unit. This has not previously been an enforcement issue. Owners were asked to report concerns directly to Hammond Property Management.

The Landscape Committee completed its spring site walk-through, identifying sidewalks in need of repair, trees to be trimmed, and decks requiring replacement. Hammond Property Management is working with contractors to obtain bids for tree trimming and sidewalk repairs. A discussion was held regarding the distinction between general common, common and limited common elements as decks are limited common to the units that access them. A new owner thanked the Board for their fiscal discipline.

Adjournment

A motion was made to adjourn the meeting at 9:44 AM. The motion was seconded and carried.