

Silver Bow Owners Association

**QUARTERLY BOARD of DIRECTORS MEETING
WEDNESDAY, July 23, 2025 @ 11:00 AM
HPM CONFERENCE ROOM**

MINUTES

Call to Order

President Boyd Teegarden called the meeting to order at 11:01 A.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, Annalise Locker, and Julie Burgess from Hammond Property Management.

Approval of 05/07/25 Board Meeting Minutes

A motion was made to approve the 05/07/25 BOD meeting minutes with changes. 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 Halmes is updating the lien for Unit 27 on a quarterly basis.

The check register was reviewed by the Board. Hammond Property Management will follow up with Mike McCarthy on invoicing and completion of the staining rotation.

A motion was made to accept the check register for May 8, 2025, through July 3, 2025. The motion was seconded and carried.

Management Report

Locker, the new Field Representative for Silver Bow, presented the Manager's Report, highlighting key updates and routine maintenance activities. The annual chimney inspections and cleaning were completed; with 3 units to be rescheduled for the fall. Service Plumbing Pro installed the new urinal in the men's room at the pool house, two additional avian foggers were added to deter bird activity. Following the spring walkthrough with the Landscaping Committee, bids were obtained for tree trimming, concrete sidewalk repairs, and the removal of bushes. The marmot family was successfully removed from campus. A reduced propane rate for the pool was negotiated with Montana Energy Alliance, new bids are being gathered for the hot tub re-tile project. Nests were removed from dryer vent at Unit 48 and 42, and units will be monitored going forward. A discussion was held regarding the bid for asphalt grading work in the dumpster enclosures.

The tree trimming with Rootbound Arborists for \$2,615 will be deducted from the landscape maintenance budget.

A discussion was held regarding the Groundworks bid for sidewalk repairs for units 31, 32 and 17. Locker will submit the bid to the Board along with pictures of the sidewalk areas and the units that utilize these sidewalks.

New Business

Chimney Maintenance – Do Not Burn 8, 35, 70 – Burgess noted that units 8, 35 and 70 were identified during the chimney inspection. Notice has been sent to the units and all unit owners are working with contractors for the necessary repairs.

Bird and Dryer Vents – A discussion was held regarding the old dryer vents flapper doors. Birds have been able to access two units. Locker will monitor the dryer vents to prevent further issues.

Review and Approval of 2025-2026 Proposed Budget– A discussion was held regarding the 2025-2026 budget. The proposed budget reflects a 2.00% increase. With the increase allocated to reserves.

A motion was made to present the 2025-2026 proposed budget to the owners at the annual meeting. The motion was seconded and carried.

Annual Meeting Agenda Review – A discussion was held regarding the draft agenda. Burgess will send draft documents to Teegarden and Dige.

Board Terms (John Keating, Corey Meyers, Joe Woodmansee reelection) – Keating, Meyers, and Woodmansee agreed to run for reelection.

Old Business

Retile Hot Tub – Locker is obtaining new bids for this project as Select Pools is no longer interested. It was noted that the deposit was not paid to Select Pools.

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.

Landscape Committee Discussion – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley) The group reviewed trees to be trimmed, sidewalks, decks that need repair, and the dumpster enclosures during the May walkaround. The potentillas are being pulled, next year junipers will be pulled. The next step is beautification.

Correspondence – The group reviewed the violation report. A discussion was held. Burgess will send notices. Locker will work on estimates for updated camera system at the pool and laundry room.

Adjournment - *A motion was made to adjourn. The motion was seconded and carried. The meeting was adjourned at 12:56 P.M.*