

# Silver Bow Owners Association

---

## QUARTERLY BOARD of DIRECTORS MEETING

Monday, October 13, 2025 @ 1:00 PM

HPM CONFERENCE ROOM

### MINUTES

#### Call to Order

President Boyd Teegarden called the meeting to order at 1:01 P.M.

Kirk Dige and John Keating were present in person. The board members attending virtually were Lisa Prugh, Boyd Teegarden Joe Woodmansee, and Lou Rust. Also in attendance were Mike Palmer, Annalise Locker, Yale Mettemeyer, and Julie Burgess from Hammond Property Management.

#### Approval of 07/23/25 Board Meeting Minutes

*A motion was made to approve the 07/23/25 BOD meeting minutes as presented. The motion was seconded and carried.*

#### Approval of the 2025 Annual Board Meeting Minutes Draft

*A motion was made to approve the Draft 2025 Annual 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 Rust is updating the lien for Unit 27 on a quarterly basis. Burgess will follow up with Slopeside Accounting to verify A/R aging balance.

The check register was reviewed by the Board. Hammond Property Management.

*A motion was made to accept the check register for July 18, 2025, through September 28, 2025. The motion was seconded and carried.*

#### Management Report

Locker presented the Manager's Report, highlighting key updates and routine maintenance activities. The pool has been winterized, and the spa heater is being repaired today. Root Bound Arborists completed high pruning of the trees, and landscaping rocks were raked following the removal of the potentillas.

Looking ahead to spring, Hammond will schedule full thatching with a power rake and obtain a quote for adding drain stone. Snow delineators will be installed within the next week.

#### New Business

**Election of Board Officer** – *A motion was made to elect Boyd Teegarden, President; Joe Woodmansee, Vice President; and Lou Rust, Treasurer/Secretary. The motion was seconded and carried.*

**Groundworks Sidewalk Update - Locker** reported that Groundworks will be onsite to repair sidewalks at Units 17, 31, 32 and 1.

*A motion was made to ratify the decision to move forward with the Groundworks bid for the sidewalk repairs for Units 17, 31, 32 and 1. The motion was seconded and carried.*

**Reflective Signage**– *A motion was made to ratify the decision to move forward with the installation of reflective signage recommended by the Big Sky Fire Department to identify units with common entry point. The motion was seconded and carried.*

A discussion was held noting the reflective signs will be installed as an addition to individual entry numbers. This purpose of the new signage is to distinguish between upstairs and downstairs units. The signs are ready and currently being assembled.

**Dumpster Enclosures** – A discussion was held regarding the proposed concrete work to improve drainage at the dumpster enclosures, ensuring the dumpsters do not freeze in place and can be accessed for winter trash service pick up.

It was noted that the cost of the project has increased to \$30,000, and Hammond Property Management will provide an updated estimate to the Board.

*A motion was made to move forward with the concrete work at the dumpster enclosures at the revised price of \$30,000. The motion was seconded and carried, with one Board member abstaining from the vote.*

**Security Cameras** – Locker reported that the current pool cameras are outdated, and an upgraded system including 5 cameras, internet connection and installation will be approximately \$2,000. She will work on obtaining a formal bid. The equipment purchase will be funded from reserves, while ongoing monthly fees will be allocated from building maintenance.

*A motion was made to authorize Hammond Property Management to acquire up to five cameras not exceeding \$2,500. The motion was seconded and carried.*

**Procedure to review and update Rules and Regulations** – Hammond Property Management and Teegarden reported that resources for attorneys have been exhausted. A discussion was held regarding the formation of a committee, while the team continues to reach out to attorneys.

*A motion was made to appoint Woodmansee, Teegarden, Dige, Keating and Prugh to the Rules and Regulations committee. The motion was seconded and carried.*

### Old Business

**Retile Hot Tub** – Locker presented three bids for the retile project, noting that the country inspection requires the surface must be maintained.

*A motion was made to proceed with the Armas bid to replace tiles using similar non-slip tiles to maintain the surface. The motion was seconded and carried.*

**COSA Rewrite** – The Big Sky Water Sewer has their legal team reviewing with the intent to write a letter to Gallatin County/DEQ regarding the water and sewer capacity.

**Silver Bow #47 Update** – A response was sent to the owners, removing the fine as requested in accordance with the governing documents. There has also been a noted change in the behavior of the dogs.

**Landscape Committee Discussion** – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley) - Items planned for spring include adding drain stone, power raking to thatch lawns, removing juniper bushes, and continuing to trim trees that are touching buildings.

**Correspondence** –

**Adjournment** - *A motion was made to adjourn. The motion was seconded and carried. The meeting was adjourned at 2:29 P.M.*