

Silver Bow Owners Association

QUARTERLY BOARD of DIRECTORS MEETING

Wednesday, February 4, 2026 @ 1:00 PM

HPM CONFERENCE ROOM

MINUTES

Call to Order

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

Lisa Prugh was present in person. The board members attending virtually were Boyd Teegarden, Joe Woodmansee, Corey Meyers, Kirk Dige and John Keating. Also in attendance were Mike Palmer, Annalise Locker, Sarah Beer, and Julie Burgess from Hammond Property Management.

Approval of 08/13/25 Board Meeting Minutes

A motion was made to approve the 08/13/25_BOD meeting minutes as with edits. 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. Burgess will follow up with Slopeside Accounting to move the concrete work in the dumpster enclosures to the landscaping reserve and clarify expenses in the pool maintenance line item.

The Board also reviewed the check register.

A motion was made to accept the check register for September 28, 2025, through December 29, 2025. The motion was seconded and carried.

Teegarden noted that Slopeside Accounting fees have increased \$50 per month.

Management Report

Locker presented the Manager's Report, highlighting key updates and routine maintenance activities. The sidewalk repairs with Groundworks are scheduled for June 2026. Reflective signage recommended by the fire department has been installed, and a replacement sign has been ordered for a unit that was damaged. Tile repairs for the hot tub was completed by Armas Construction.

The security cameras were installed in the pool building, additional cameras will be installed outside in spring. The camera outlets have been enclosed. Locker will send pictures to the Board.

Johnny's Appliance is installing card readers in addition to coin-operated systems. An exterior light sconce was repaired. Best Rate Towing signage was installed, the towing contract was updated, and vehicles parked in fire lanes and on lawns were tagged.

New Business

Pool Furniture – Pool furniture will be assessed in the spring to determine if replacement is needed.

A discussion was held regarding capital improvement to refresh the pool building. Palmer noted that this will be an ongoing discussion with aging pool plumbing.

Security Cameras – Locker reported updated during the managers report.

Old Business

Rules and Regulations Committee – (Woodmansee, Teegarden, Dige, Keating and Prugh) Teegarden shared the committees draft regarding firewood guidelines and parking guidelines.

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.

Landscape Committee Discussion – (Prugh, Halmes, Dige, Woodmansee, Bozman-Moss, Riley) - Items planned for spring include sidewalk repairs, adding drain stone, power raking to thatch lawns, removing juniper bushes, and continuing to trim trees that are touching buildings. Burgess will schedule meeting with the committee mid-April.

Correspondence – A discussion was held regarding the walk-in incident, owners received email notice.

Next Board Meeting is scheduled for May 6, 2026 at 1:00 PM.

Adjournment - *A motion was made to adjourn. The motion was seconded and carried. The meeting was adjourned at 1:53 P.M.*