



2022 BI-ANNUAL MEETING Minutes
Friday, September 16, 2022, 12:00pm (MT)
Silver King, Silver Room

ASHM

Austin Guymon
Mike Howe
Carissa Nosack
Kathy Shappart
Jim Simmons
Mike Williams

A 308
B 101
B 103
B 104
B 105
B 106
B 107

C 306
C 308
D 101
D 102
D 104
D 105
D 107

Board

Larry Dicus, A 303
Lee Schaeffer, A 304
Kathy Williamse, D 305

B 108
B 203
B 205
B 206
B 301

D 203
D 205
D 206
D 301
D 302

Homeowners

A 101
A 104
A 106
A 108
A 202
A 203
A 204
A 205 – invalid vote
A 206
A 207
A 302
A 303
A 304
A 305
A 307

B 302
B 303
B 304
B 305
B 308
C101
C102
C 104
C 106
C 108
C201
C203
C 206
C 207
C 301
C302
C 305

D 303
D 304
D 305
D 308
E 103
E 105
E 107
E 201
E 202
E 206
E 207
E 301
E 302
E 304
E 305
E 307
E 308

I. CALL MEETING TO ORDER

- A. Carissa Nosack, ASHM

II. History/Review of the Budget Item (Special Assessment & Project)

- A. Larry Dicus
 - i. Larry Dicus reported the history of events.
- B. Jim Simmons
 - i. Jim Simmons reported the history of events.
- C. Ryan Paddock, J2 Building Consultants
 - i. Ryan introduced J2 Building Consultants (J2).
- D. Craig Munford, ClearCut Building Solutions
 - i. Craig Munford introduced ClearCut Building Solutions (ClearCut)

III. Q&A (3-minutes per speaker)

- A. ClearCut confirmed they will assess any removed hardware and determine if it can be re-used.
- B. Shutters/window dressing will be undisturbed, provided they are removed prior to window replacement.
- C. Rubberized shingles will be replaced with the roof because of their unreliable nature.
- D. Money collected last year remains in the HOA's Reserves and will only be used for Reserve items
- E. The Board will discuss the details of double versus triple glazed windows with their contracted experts, following a homeowner's recommendation.
- F. The Unforeseen Conditions budgetary number will fund any water damage / microbial growth remediation.
- G. ClearCut will upgrade the existing heat cable, but less is needed due to the planned improved insulation system.
- H. Utilizing the Assessment Repayment Plan (ARP) incurs additional fees; paying in-full does not incur these fees.
- I. The ARP does not affect personal credit. It is an expense required to report that the owner must pay the debt, but no prior qualification is required.
- J. If an owner sells their unit, the payment amount must be paid in-full at the time of sale.
- K. If setbacks occur, ClearCut will know well in advance, and the HOA will be notified.
- L. Clearcut will notify the HOA via ASHM if any project setbacks occur.
- M. Current owners looking to sell their unit must disclose all known defects at the time of sale.

IV. Vote

- A. 73 homeowners participated; one vote was invalid.
 - i. 50.18% of total ownership, or 80% voted in favor of the Special Assessment / project.
 - ii. 11.99% of total ownership, or 20% voted against the Special Assessment / project.
- B. Based on the results, the Board approved moving forward with the loan application.
- C. ClearCut Building Solutions is the selected contractor for this project.

V. ADJOURNMENT