

# Black Diamond Lodge Homeowners Association

## General Membership Meeting Minutes

December 4<sup>th</sup>, 2024

The General Membership Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 4:11 pm MT. This meeting was held virtually via ZOOM.

**Bill Gavenas** asked for a roll call of membership present:

See **Appendix 1** for attendance. 6 of the 8 members were present/represented at the meeting. Quorum was established.

### **Proof of Notice for Meeting**

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on November 11<sup>th</sup>, 2024, via email, calendar invite and physical post. An information email with the proposed budget was also shared prior to the meeting. The meeting was properly noticed.

### **Manager's Report**

BG reviewed the projects/repairs done during the year to date. (Repairs after hot tub flood, remodeling to work area and new gym, new lighting in garage, parking signage and house screens, along with supporting the WJE engineering study. Updates on the state of insurance that is on the rise nationally were also discussed.

### **New Business**

#### **Presentation & Member vote on the 2025 budget**

- Bill Gavenas from Crested Yeti presented the budget approved by the BoD on November 12<sup>th</sup>, 2024.
- Items to note are insurance in general in the US. Dues for the 2025 fiscal year are decreasing to **\$1195 per month** starting 1 January 2025.

**MOTION 1:** Cody Patterson made the motion to accept the budget as presented for the 2025 fiscal year. Seconded by Monty Yolles. No objections.

**See Appendix 1 for quorum and actual votes on this motion. The motion was approved: 6 for, 0 against.**

### **Board Elections**

- There are 3 board positions as per the bylaws.
- The current board of 3 have agreed to stay for the next fiscal year.

## **Other Items (AoB)**

- Cody Patterson summarized the work done with WJE to date and the state of the situation as it stands today.
- The roof study by WJE was delivered to the board 1 day before the meeting. All members should get a copy, review in detail and will be invited to a general walkthrough of the study by the WJE engineer, Scott Riley, before the end of December.
  - **ACTION 1:** Bill Gavenas will distribute the report to all homeowners and extend the Webex invitation with WJE to all. This meeting is scheduled for 20 December 2024, at 4pm MT.

## **Adjournment of Meeting**

- Monty Yolles made a motion to adjourn the meeting.
- Seconded by Jodi Schnell

**Unanimously approved**

Meeting closed at 5:00 PM MT