

# Hunter Hill Condominium Association

## General Membership Meeting Minutes

October 8<sup>th</sup>, 2024

The General Membership Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 5:03 pm MT. This meeting was held virtually via ZOOM.

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

See **Appendix 1** for attendance. 8 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 September 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 monthly reporting package highlights and projects/repairs done during the year to date. (Repairs to stairs, decking, parking signage, new door lock and closure and current issue with grinders/pumps.) Updates on the state of insurance that is on the rise nationally.

### **New Business**

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

- Bill Gavenas from Crested Yeti presented the budget approved by the BoD on September 26<sup>th</sup>, 2024.
- Items to note are insurance in general in the US. Last year's snow expenses were discussed and explained. The board has full details. Membership discussed and agreed to manage hand shoveling and plowing/clearing parking lot with Darren in Unit 2 leading the operations. No external contracts will be engaged for this snow season. Dues for the 2025 fiscal year will be **\$570.00/mo./unit.**, starting 1 December 2024.

**MOTION 1:** Pete Daniels made the motion to accept the budget as presented for the 2024/2025 fiscal year. Seconded by Jennifer Kennedy. No objections.

**See Appendix 1 for quorum and actual votes on this motion. The motion was approved: 8 for, 0 against.**

### **Board Elections**

- There are 3 board positions as per the bylaws.
- A discussion and review of older meeting minutes was performed by the current board and Crested Yeti. The conclusion being that the current board and their respective appointment periods are as follows.

Jennifer Kennedy	Nov 2022 – Oct 2025
Hope Geller	Nov 2023 – Oct 2026
Peter Daniels	Nov 2023 – Oct 2026

- Therefore, no board elections are necessary currently. The current board will meet to discuss roles and amending the time periods so that there is a new election spot each year.
- Elise Peterson (Unit 4) expressed interest in running for a board position in the future.

### **Other Items (AoB)**

- Light to left of door is broken and needs fixing. Not just light bulb, but likely socket is bad. CY to fix.
- All homeowners should be sure Crested Yeti has keys to their respective units. CY to send out a list of those keys that may be missing.
- Homeowners with long term renters to share the renter's information (cell phone, email, vehicle make and model) to Crested Yeti. CY to share with all homeowners and the vehicle information with Pete who is managing parking.
- HoA agreed to have Darren Kennedy take over the snow removal (not roof) as was done in prior years and not contract with MooseJaw for this coming snow year.
- Reminder to all homeowners about shoveling parking spaces out, especially between vehicles and clearing snow away. Reminders to renters are suggested.
- Pete to do new parking numbers to accommodate needed spaces
- Care and management of front gardens – Hope to lead this effort in the spring.

### **Adjournment of Meeting**

- Pete Daniels made a motion to adjourn the meeting.
- Seconded by Elise Peterson

**Unanimously approved**

Meeting closed at 5:45 PM MT