



SPANISH PEAKS OWNERS ASSOCIATION

Spanish Peaks Owners Association Board of Directors met June 13, 2014 at the CrossHarbor offices located at 123 Snowy Mountain Circle in Big Sky, Montana. Directors in attendance included: Matthew Kidd, via teleconference, and in person, Bayard Dominick, and Karen Roberts.

1. **Establishment of Quorum:** Mr. Kidd determined that a quorum had been established.
2. **Call to Order:** Mr. Kidd called the meeting to order at 9:36 a.m.
3. **Minutes of May 14, 2014:** Motion made by Bayard Dominick and seconded by Karen Roberts to approve the May 14, 2014 minutes as presented. Motion unanimously carried.
4. **Reserve Account Investment Options:** Ms. Roberts recommended that the reserve account funds be moved to an Edward Jones Investments account for two reasons: (1) the firm offers marginally better rates than Wells Fargo, and (2) Jared Hauskins, Financial Advisor for Edward Jones, has been the most responsive of the four investment companies considered.

Motion made by Bayard Dominick and seconded by Karen Roberts that the reserve funds be invested with Edward Jones Investments. Motion unanimously carried.

5. **Use of Transfer Fee Fund:** The Board discussed various options for use of the transfer fee funds and the Board decided to use the funds as follows:
 - a. Rebuilding of road monuments to better match the Ousel Falls entrance monuments—This work will commence later this summer after the Developer completes the monument at the intersection of South Fork Road and Mountain Valley Trail or next spring. In the meantime, the current dry-stacked monuments will be repaired for the damage incurred over this past winter.
 - b. Building of additional trails for member use—The Developer has already begun the work of building additional trails. The SPOA will fund this project.

Motion made by Karen Roberts and seconded by Bayard Dominick that the transfer fee funds be used for the reconstruction of road monuments and the building of additional hiking trails. Motion unanimously carried.

6. **Method of Allocating Security Costs**—Ms. Roberts reported that she had met with the Club manager, Greg Villeneuve, to discuss the split of security costs between the Club and the SPOA. She and Mr. Villeneuve reviewed the current security situation and decided that a 50/50 split of security costs was fair under the current circumstances. They both agreed that the cost sharing percentage could change in the future as the security responsibilities shift between the Club and the SPOA. Mr. Kidd said that he had spoken with Mr. Villeneuve and agrees with this approach. An invoice for the period of December 2013 through May 2014 will be forthcoming.
7. **Review Snowplow Proposal from K7**—Ms. Roberts presented the K7 Snow Works, Inc. (K7) proposal for the cost of snow removal. K7 gave the Board a proposal for one, three, and five years. The Board agreed to have K7 continue to perform the snow removal



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work at Spanish Peaks, but was not ready to commit to the length of the contract. Ms. Roberts was asked to inform K7 that the Spring Creed Reserve road would be paved this summer and to ask if this paving would have an impact on K7's proposal.

8. Update on Current Projects

- a. Road Sweeping—K7 Snow Works, Inc. has completed the sweeping and chip removal from all of the roads in Spanish Peaks. The work was reviewed and approved by both Sam Luedtke of Alpine Property Management and Jon Olsen the engineer for the Spanish Peaks Mountain Club.
- b. Contract for Stone Pillar Repair—The contract for the repair of the road stone pillar markers was completed with Forever Green Landscaping and Sprinklers. The work will begin as soon as weather conditions permit.
- c. Ditch Maintenance by Secor—Secor Excavating was contracted to maintain the ditches for the SPOA. They have completed the ditch work in the areas of the SCOA and the CCOA and will continue with the work on Eagle View, Elk Meadow, and an area at the intersection of South Fork Road and Mountain Valley Trail.
- d. Ditch Repair and Reconstruction—Sam Luedtke and Jon Olsen are currently reviewing the work that needs to be done to repair ditches that have been damaged by erosion. Two areas under current review are
 - i. Ditches both sides of the intersection of Clubhouse Loop and Settlement Trail
 - ii. Ditch south of Mountain Valley Trail between the golf cart path crossing to the practice range and the golf cart path crossing between the sixth green and seventh tee box.
- e. Weed Control Contract—Ms. Roberts has drafted a contract between PPYC and the SPOA for the spraying of noxious weeds for the 2014 summer. As soon as the W-9 and proof of insurance forms are received from PPYC, the contract will be executed. Spraying of noxious weeds is scheduled for July.

9. Other Business—No other business was discussed.

10. Adjournment— Motion made by Karen Roberts and seconded by Bayard Dominick for the Board to adjourn the meeting. Motion unanimously carried.

The next board meeting of the SPOA will be held on Friday, June 11, 2014 at 9:30 AM MST.

Meeting adjourned at 10:03 AM MST.

Bayard Dominick, Secretary for the Board

7/15/14
Date