

SAWTOOTH CONDOMINIUMS II OWNERS ASSOCIATION, INC.
2025 ANNUAL OWNERS MEETING
January 31, 2025 | 11:00 am MST
MINUTES

Introduction and Call Meeting to Order

Bruce Edwards, President of the Sawtooth Condominiums II Owners Association, Inc. (the “HOA”) welcomed the Owners and called the meeting to order at 11:15am. Bruce also welcomed Justin Martin and Stephanie Martin of PioneerWest Property Management, who were in attendance.

Proof of Notice of Meeting

Proof of notice was verified by USPS mailing as well as email confirmations.

Quorum Establishment

Quorum was established by the presence either in-person or by proxy of 91.8718% of the ownership units as set forth on Exhibit B of the Condominium Declaration.

Approve Prior Annual Meeting Minutes

M/S to suspend the reading of the 2024 Annual Meeting Minutes and approve as presented. M/C unanimously.

Reports And Discussion

Justin Martin, of PioneerWest provided a general description of PioneerWest’s role since May, 2024, when PioneerWest began managing Sawtooth II. Several owners expressed concerns about the lack of snow removal in the parking lot and the extreme iciness which is present which could lead to liability issues. The owners requested that Whitehead’s Landscaping be contacted to scrape the ice down as soon possible. Other concerns were raised about short-term renters who do not move their cars for snow removal. It was suggested that the association could hire people to manage the parking situation on-site. Further discussion of the parking situation was deferred until Old Business.

2024 Financial Information and 2025 Budget

Bruce reviewed the financial reports, which were displayed within Zoom. The discussion included an explanation of an increase in 2025 “regular” assessments of approximately \$6300, which will be paid over the three remaining calendar quarters of 2025 and represents about 8% increase over 2024 regular assessments. The increase will be allocated among the owners using the Exhibit B unit percentages. Bruce described the status of insurance premiums for 2025, which was approximately a 13.5% increase over 2024 expense. Justin emphasized the importance of insurance and the proactive measures taken to keep premiums down. Bruce further discussed other items of common area expenses, including snow removal. Actual 2024 snow removal expenses were \$9,500, although the budget for 2025 remained at \$5600 given the unpredictability of snow. The flower budget was decreased by \$1000 to \$8000. Bruce thanked Sue for her willingness to oversee the flowers and in particular, to the planting of more perennials. The owners also discussed the excessive watering that is occurring, which is expensive and is not being responsible given the drought. The owners requested that the watering frequency be reduced and Justin indicated he would contact Whitehead’s Landscaping.

Old Business

Discussion was had as to the need for better control over the hot tub/sauna area, including the installation of a locking gate and a sign indicating private property. The Board reported that it is not satisfied with the cleanliness of the hot tub, and that the Board has approved a change in the vendor for hot tub maintenance. Justin agreed to pursue these changes in coordination with the Sawtooth One board, as the hot tub/sauna area is located on Sawtooth One property and there is a recorded agreement which governs the hot tub/sauna.

New Business

A discussion was had as to a proposal that the HOA should no longer pay for basic cable and that each owner would undertake this expense for themselves. Justin reported it normally takes 90 days for a cancellation notice to Cox become effective.

M/S to cancel the HOA's basic TV services contract with Cox. M/C unanimously.

Owners then expressed ongoing dissatisfaction with the Cox cable that has been laying on the ground for two years, and which has been cut at various times during routine landscaping. Justin indicated he would contact Cox (again) on behalf of the HOA to try to get the cable buried.

The meeting then moved on to discuss the capital reserve account, including the normal \$18,000 annual reserve collections and the status of the \$16,000 catch-up assessment from the previous year. The last "catch up" quarter will be the first calendar quarter of 2025. Bruce indicated that the \$24,000 which had been paid thus far on the painting service contract price of approximately \$36,000 had come from the capital reserve. The status of further payment of the remaining \$12,000 or so of painting contract price will be made in the spring based upon the painting contractor's efforts to clean up or otherwise remediate the large number of paint spillage, overspray, etc. which has damaged the carpet throughout the property.

Discussion resumed as to the ongoing parking situation. Owners reported dissatisfaction with the current "honor" situation in which owners and their invitees are asked to only park 1 car per unit. The problem remained that there are only about 16 parking spaces in the lot, while there are 14 units and approximately 32 bedrooms within the property. The math only permits one car per unit (not bedroom). The Board indicated that beginning approximately March 1, 2025, the "honor" system will be replaced by a permit system, with the permit to be hung from the rearview mirror. Each unit will be issued 1 permit, and it will be up to each owner to physically transfer the permit to other persons (such as renters) who will occupy their units from time to time. There will be a substantial fee to replace lost permits. The owners were asked whether they wished to make available any surplus parking spots during World Cup for sale/rental, and the consensus was that the owners felt that this would only increase the parking problem.

A discussion was had as to the need for all Sawtooth II owners to comply with the City of Ketchum/Blaine County/Idaho State Fire Codes, which prohibit all open flame grills, regardless of whether the fuel is propane, charcoal or directly piped natural gas. Owners were told to remove their open flame grills from their decks as soon as possible. Also, the Board reported that it did not intend to pursue a "common" barbecue area due to liability concerns.

Adjournment

M/S meeting be adjourned. M/C unanimously.

The meeting was adjourned at 1:18pm.