

## **Board Minutes**

**November 7, 2017**

5:00 p.m. to 7:00 p.m.

Bozeman Public Library Study room

### **Members Present:**

Pat Weaver, President

Ed Fillbach, Vice President

Sue Beland, Secretary/Treasurer

### **1. Bylaws**

- Our attorney is waiting to hear from Bryans and their attorney this week. This is the final stage for the bylaws.
- Since the busy holiday season is approaching, the Board is going to schedule the vote on the bylaws by the owners after the New Year.

### **2. Bids**

- After checking with more lawn maintenance companies, the Board decided to continue with Grasschopper for grounds care for another year. Their bid covered the sprinkler system and fertilizing and was less than the other company who had the equipment and experience to do the job.
- Ed will check with more pest control companies to try to get help to control the voles, mice, and gophers on the property.
  - These pests damage pavement, sidewalks, retaining walls and the lawn.
  - The pests also carry disease.
- Jerrod Ross of Ross Remodel completed the repair of both canopies for \$963 on building 4643.
- Ross Remodel will be hired to add wood to the eaves on the carports in another phase to mitigate bird access to buildings before spring.

### **3. Maintenance**

- Ed will speak with the Grasschopper owner to ask him to perform the following additional work:
  - Chop the ice away from the entry ways to the buildings
  - Provide wood chips to cover the bare areas around the shrubs and flower beds next spring.
  - Trim the shrubbery next season.
- Pavement sealing of the parking lot will be done after construction, curbing, and pavement are finished.
- Ed will check on ice buildup on sidewalks.

### **4. Garage junction box**

- The electric junction box for the garages has been tampered with on several occasions.
- Ed worked with an electrician to determine if changes had been made and to secure the box.

### **5. Sleeping in garages**

- It was again discussed that it is against city code to use a garage as a habitat for overnight sleeping.
- Sue contacted Mike the City Code Enforcement Officer. Mike said it is permissible to have a man cave in a garage. It is not allowed to sleep in a garage. In order to enforce the ordinance, the police must be called when someone is sleeping in a garage. They will come and if they catch a person asleep in a garage, they will issue a warning. More offenses can result in fines.
- Heaters used in the garage which is being used as a residence and for a repair activities are tripping the breaker and using excessive heat thus increasing the power bill.
- The Board is exploring police patrols.

### **6. Solar Panels**

- Pat learned that we need power bills in order for the company determine the feasibility of installing solar panels for the common areas.
- Sue will obtain the necessary power bills.

### **7. Dog Doo**

- The Board will not hire anyone at this time to pick up after dogs.
- A notice will be included in the newsletter reminding pet owners to be responsible for their dogs.

### **8. Abandoned Bikes**

- Ed will put up signs notifying residents that any bikes still attached to the bike rack by November 30 will be considered abandoned and will be removed.
- Bikes on the bike racks may be damaged during construction as they are so close to the construction site.
- Bike Kitchen or Pacific Steel will accept used bikes.

- The police would require 2 weeks' notice and did not seem interested in handling the bikes.

#### **9. Prioritize and estimate future repairs**

- Seal parking lot estimate \$6,000 +-
- Eaves on carports to thwart birds will be done by Jared Ross including installing boards and painting for \$1,000 to \$1,500.
- Doors will be painted
- The interior halls can be painted for about \$5,000 and the higher windows can be cleaned at the same time.
  - The doors to individual units are the owner's responsibility. This is a privacy issue.
  - The owner can clean the doors with nonabrasive cleaner.
  - The owner is responsible for painting the door and adjacent trim if needed using matching paint.
  - The owner would be responsible for replacing nonworking door knobs with knobs to match.
- Pat will check with Van Bryan about the doors on the new buildings with a low maintenance objective.
- Gym carpet replacement will be researched.
- Ed will see that buildings are power washed in the spring.
- After the buildings are completed sealing the lot, fixing or replacing the sprinkler system, and solar energy will be explored further.
- Green space was discussed.
- A light should be added to the area of the green space and the garbage area to illuminate the area.
- Repaint buildings in 8 to 10 years at \$150,000.
- Replace roofs in 20 years at approximately \$50,000 + per building.
- Replace carpet in hallways for about \$1,200 per building. The carpet does not need replacing at this time.
- A well to be used to water the lawn has to be approved by the city.
- A company who designs sprinkler systems will be contacted for recommendations.
- Remaining canopies will be watched for signs of failure.
- Cedar board on decks need to be replaced but are not a safety issue.
- Replace siding on chimneys which needs to be replaced and painted.

#### **10. New Buildings**

- The project is on schedule.

#### **11. Bow Flex**

- Ed picked up the Bow Flex for the gym. It needs some safety parts added and will be moved into the gym by Ed and Pat.
- It will need to be put back together since moving it required some disassembly.

#### **12. Reserve Funds**

- In order to obtain loans when our condos are sold the FHA and other loan companies require that 10 percent of the income from dues be maintained in savings.
- Managing reserve funds and funds saved for future projects was discussed.
- Pat will work on a financial planning philosophy.

- Next meeting December 5.

### **The Bronze Leaf Condo Association Board**

**Patrick Weaver, President**

**Ed Fillbach, Vice President**

**Sue Beland, Secretary/Treasurer**

## **Board Member Assignments**

### **Pat**

- Maintain contact with lawyer on bylaws
- Write Letter to owners on voting procedure
- Contact attorney about bylaws final revision, distribution to owners and any further changes before submission to Department of Revenue, voting process
- Figure out electronic voting options
- Work on financial planning philosophy
- Research solar power options for complex
- Contact Van Bryan about well, types of doors on new buildings
- Contact Bike Kitchen about abandoned bikes

### **Ed**

- Work with Grasschopper on further grounds care and ice build up
- Put up signs for bikes on bike rack to be removed
- Request and check on bids for pest control, sprinklers
- Have Jared Ross fill in eaves on carports to thwart birds

### **Sue**

- Obtain power bills for solar company and comparison of power bills for garages
- Before vote verify with Clerk and Recorder names of all owners
- Verify who votes with one vote per unit
- Prepare minutes
- Prepare newsletter
- Post newsletter
- Have newsletter and minutes posted to web page