

**Board Minutes**  
**February 13, 2018**  
5:00 p.m. to 6:15 p.m.  
Bozeman Public Library Study Room

**Board Members Present:**

Pat Weaver, President  
Ed Fillbach, Vice President  
Sue Beland, Secretary/Treasurer

**1. Approval of Minutes**

- The Board approves all minutes and newsletters electronically before they are posted and distributed.

**2. Bylaws**

- The final bylaws have yet to be received.

**3. Maintenance**

- **Touch up painting** on interior walls has been completed.
- **Birds** are in vents in one unit in 4645. The cages are not on those vents. Ed will check on where they are and have more made if necessary.
- **Exterior doors** will cost about \$200 to refinish. The comparative cost of replacing the doors will be explored.
- **Door closure** on parking lot side came loose and hit an owner.
  - Ed quickly repaired it.
  - The closure has been repaired before and may have to be replaced.

**4. New Buildings**

- Fire lines failed. The fire lines failed and had to be redone.
- Van has e mailed that he will get a new schedule to us as soon as he knows more about when they can proceed.
- Bryans hope to begin work on the second building before the first one is completed.
- Clearing the northwest corner drain is on the schedule.
- The trash enclosure will be done with the first building.
- A well is still being considered for irrigation.

**5. Schmidt Property Management**

- The Board was notified that the 2-year contract with Schmidt expires in February.
- The Board received the new contract from Schmidt at this meeting by e mail.
- During a meeting, February 6, with Schmidt, Brandon stated that due to the work load Schmidt wants to increase the fee from \$10 a door to \$11 a door and to \$12 a door when the first new unit is occupied.
- Schmidt wants another 2-year contract.
- The Board felt they did not have adequate time to research the options and will seek a 1-year contract with changes.
- Questions the Board raised
  - How will the Emergency Response plan be handled by Schmidt for 24/7 access and storage of keys to units.
  - When do extra charges start and for what.
  - Schmidt must be watchful when handling automatic payments.
  - The Board wants assistance with covenant enforcement.
  - The Board would like a list of contractors Schmidt uses.
  - Clarification needed that only the new units that have been occupied will be charged condo dues.
  - That Schmidt will only communicate with owners after Board has approval all such communication. No owner can insist on an e mail to all owners without Board approval.
- The Board will study the contract and have another meeting to ask questions.

**6. Green Space**

- Discussion was held regarding pouring a slab and possible sidewalk at the same time the other cement work is being done.



## **7. Snow Shovels**

- Snow shovels with plastic shovel and a metal edge will be purchased for each building.

**Board meetings** The March Board meeting is temporarily scheduled for the first or third Tuesday at 5 p.m. in the study room at the library. The meeting date will depend upon when the bylaws become available to the Board. Owners wishing to attend the meeting are asked to notify the Board so a larger room can be found.

**Newsletter** The next newsletter to owners will be published in March.

## **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
- Research solar power options for complex
- Work with Ed and Van to determine feasibility of well to supply water for sprinklers
- Begin work on financial spending plan

### **Ed**

- Cover vents missing cages in 4645
- Contact Montana Power regarding lock on garage fuse box
- Work with Grasschopper on grounds care and ice build up
- Summer 2018 Attempt to obtain 3 bids for painting exterior doors in order to have the doors painted next summer
- 2018 Work with new building builders to determine whether their contractors can help with completing this work
  - loose bricks on foundation
  - replace cedar boards on decks
  - sprinkler system repair
  - Replace chimney siding

### **Sue**

- Before vote verify with Clerk and Recorder names of all owners
- Verify who votes with one vote per unit
- Prepare minutes and upload to web page
- Prepare and post newsletter on bulletin boards and web page
- Consult with Schmidt on finances (collections, bill payments, bank statements)
- Help Schmidt complete questionnaires from banks regarding sale of condos
- Place reserve funds in CD after consulting with Schmidt on where the CDs will be secured