

Board Minutes

April 10, 2018

5:30 p.m. to 7:15 p.m.

Bozeman Public Library Study Room

Board Members Present:

Pat Weaver, President

Ed Fillbach, Vice President

Sue Beland, Secretary/Treasurer

1. Bylaws

- Bylaws cannot be approved until the final plans for the 8-plex have been approved so that they can be in bylaws.

2. Complaints

- More complaints both in writing and verbal have been received by the Board.
- A lock will be placed on the garage fuse box after warnings are given.
- Complaints on 4 different residents in writing and verbally regarding not picking up after their dogs.
- Requests to have the inoperable truck removed from the parking lot.
- People are emptying their car trash in the door garbage cans and one resident is disposing of cat litter.
- Loud music played by builders is no longer noticeable.

3. Maintenance

- **Pest control** needs to be in progress.
- **Cleaning** Sunshine Cleaning has been asked to shampoo carpets, dust woodwork in halls, clean hall windows on inside and inside and out in gym, clean gym (dust furniture and fan, clean mirror, equipment, A/C screen, exhaust ceiling cover), and to sweep walks to the sidewalk at least monthly during the warmer months. This is in addition to the regular cleaning that they perform. The Board will keep Sunshine apprised of the construction schedule so that they will be able to maintain the new buildings as they come online.
- **Carport Soffits** openings which permitted easy access for birds have been covered.
- **Parking Lot** was swept for sand. The total sand removed was 2.5 tons.
- **Power Rake Lawn/Dog Doo** Grasschopper will power rake the lawn. Kiwi will be contacted to pickup the remainder of the property on a one-time basis.
- **Bids**
 - Ed will check with the local co op of companies (Justin Counts (406) 539-0838) for a winter snow removal bid. He will also seek a bid from TLC.
 - Sue will seek bids for landscaping and replacement of wood chips.
- **Birds in Vents** Birds nesting in vents is being addressed.

4. New Buildings

- The framing is in progress.
- The new construction schedule has been posted.
- Ed will talk with Dixon, the building contractor, to coordinate repairs and for garbage area pad.

5. Schmidt Property Management

- Schmidt property management will be asked to address dog feces pickup and removal of truck.
- Schmidt will be asked to address items stored in water heater rooms which must be free for maintenance.

6. Kitchen Drain

- The drain under one kitchen sink was discovered to have no slip nut on one of the connections. All owners will be advised to check their drains to avoid overflows.

7. Dues

- A lien was released for an owner who was able to get caught up by paying all back dues.
- A lien will be filed on an owner who is behind in dues payment.



Yearly Owners' Meeting The yearly owners' meeting is scheduled for May 8, 2018. It will be held at Meadowlark School at 7 p.m.

Board meetings The June Board meeting is temporarily scheduled for the second Tuesday at 5 p.m. in the study room at the library. Owners wishing to attend the meeting are asked to notify the Board well ahead of the meeting date so a larger room can be found.

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 progress and check on wording for 11.3.2
- Write Letter to owners on voting procedure
- Obtain new construction schedule from Van Bryan
- Work with Ed to figure out size of garbage area and communicate with Van
- Arrange a meeting with Bryans as needed

- Arrange for a company to pick up after the owners who did not clean up after their dogs
- 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

- Get prices from Bryans for bulk purchase of new exterior doors, hinges, and closures
- Get bids from TLC and Justin Counts (406) 539-0838 for snow removal
- Place lock on fuse box after verbal warning
- Continue to check for birds in vents
- Check pricing for new carpeting for buildings
- 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
 - replace exterior doors
 - pour slab for green space
 - determine size of garbage area needed including room for expansion

Sue

- Before vote verify with Clerk and Recorder names of all owners
- Verify who votes with one vote per unit
- Ask Brad to replace sensors on lights on the west carports and the gym
- Ask Brad to fix the east door on 4645 that is not closing properly
- Have lien release copied to owner
- Have lien filed
- Find someone to bid on landscaping including replacing bark and trimming shrubs
- 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)
- Check on timely payment of all dues with recommendations for procedure to follow for unpaid dues
- 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
- Ask Schmidt to separately e mail property managers and landlords requesting they distribute the newsletters and other communications to their tenants.