



NEWSLETTER September 2018

Special Meeting/2018 Bylaws

The Board canvassed the ballots for the 2018 bylaw vote. There were 63 votes cast with 62 yes votes which is 77% in favor of the new bylaws. State law requires 75% favorable vote.

Your current and past Board worked very hard on these bylaws and spent considerable money getting them into a legal format that we can all read as well as making extensive contacts with owners to vote.

The 2018 bylaws can be found at <http://bronzeleafcondos.com> under Owners & Residents.

Thank you for your support by voting to update our bylaws. Also a big thank you to the work of the previous board on these bylaws and for the support of the Bryans. Already lenders are saying thank you for making their job researching Bronzeleaf clearer.

Handicapped Parking

Parking in handicapped parking without a permit will be reported to police.

4615 contracts closing

All but 2 of the units have sold. Welcome to all of our new residents.

This building has a sprinkler system so can have grills on the decks. The original buildings cannot have 20 pound tanks on grills according to city ordinance because of fire danger.

New 8-plex

The 8-plex is under construction as soon as permits are approved. Hopefully, it will be completed in approximately 7 to 8 months.

Parking lot

Ed painted the stripes in the lot near the buildings and will do the handicapped spaces. Stripes will be painted next spring in the lot after construction is completed.

Special Meeting

A brief discussion was held regarding the use of the green space. The Board is working to use some of the space for snow storage. One suggestion was made to have a dog park. Our attorney advised against this idea as the liability is too high and insurance would be prohibitive. A community garden would require added expenses.

A question was raised about dues. Maintaining a full city block requires extensive expenses. The Board is constantly looking for competitive bids from reliable contractors to keep costs down.

Every building has monthly bills for water, electricity, sewer, garbage, insurance, and cleaning that the association pays.

The complex has property manager, legal, and accounting fees.

Maintenance costs for snow, repairs, grass, sprinklers, landscaping, ongoing bird and pest mitigation, parking lot stripes, parking lot sealing, sweeping the parking lot, power washing buildings and carports to name some of the expenses. There is also the required reserve fund to maintain as well as looking at long range expenses.

The bills go up not down with more buildings. Dues at Bronzeleaf are considerably lower than dues in some surrounding HOAs and are about the same as those for other HOAs our size.

Property Manager

Schmidt Property Management has been sold as a franchise to Real Property Management which is a large national company. Please be patient while the Board works to resolve issues with this change.

For the time being, pay your dues by check or money order to Real Property Management in person at the same location 2413 W Main Ste 3 or mail to P O Box 11981, Bozeman, MT 59719.

Water heater

Water heater valves can fail in warm weather. Be sure to check that your water heater is not leaking. A plumber advises buying a water heater with metal not plastic parts.

Emergency Preparedness

Buffalo Restoration is in place to provide emergency services to work with insurance companies to resolve any future damages and to help residents navigate the process. Contact the Board with questions.

Insurance

It is the condo owner's responsibility to have insurance sticks in for each condo. That would cover replacing appliances, flooring, bath fixtures, inside walls and other parts of the condo such as doors if they are damaged. Liability insurance should be included in this coverage.

Renters should carry renters insurance to cover their possessions in case of fire or other damage and any liability that might occur.

When insuring your condo, keep in mind that your current mortgage must be paid if there is a loss. You may want to consider that expense when deciding on coverage.

The HOA carries insurance on sticks out in the buildings and for the grounds as well as liability insurance.

Doggi Valets

Ed installed 2 additional doggi valets for the convenience of dog owners

Illegal dumping

Illegal dumping occurred again this past month. Please help catch the culprits. If possible get a license number and a picture is also helpful. Illegal dumping doors, tires, and huge boards increases our costs. The culprit will be reported to police and can be fined.

Dumpsters

Residents can place household furniture and appliances beside the dumpster for disposal. Please do not put them in the dumpster.

REMEMBER-- You need to break down those boxes so the dumpster does not overflow before the next pickup.

Board

Some of the work that has been done in 2018
Working with Bryans on a snow storage area
Meeting with Bryans on the new buildings
Establishing an emergency preparedness plan
Researching Ordinance and Law Insurance
Shampooing the hall carpets
Trimming the trees and shrubs
Removing 2 trees which were damaging the retaining wall (one was dying)
Replacing mulch around beds in lawn on west side
Round 4 Bird mitigation in garage carports and vents
Painting stripes in the parking lot
Repairing damages to carports
Touch up painting outside
Installing 2 doggi valets
Seeking maintenance bids
Responding to numerous complaints
Catching illegal dumping culprits
Enforcing fire code

Maintenance

The Board decided to wait to have the bark replaced on the east side and in the parking lot until spring.

The Board is working on bids for snow removal and other maintenance issues.

Ed and Kevin repaired two areas damaged by cars in the carports. Ed is painting 4635 where the building was hit by a car. The repairs required several permits. The HOA was responsible for sticks out repair and the owner for sticks in repair. This damage was covered by the vehicle insurance.

Landlords/Property Managers

Please share all newsletter information with your tenants.

Board Meeting

The next Board meeting is tentatively scheduled for October 9 at 5 p.m. at the library study room.

If any owner wants to attend, please e mail the board ahead of time so that we can find a larger room.

The Bronze Leaf Condo Association Board

*Patrick Weaver, President
Ed Fillbach, Vice President
Sue Beland, Secretary/Treasurer*