

Board Minutes
September 11, 2018
5:00 p.m. to 6:40 p.m.
Bozeman Public Library Study Room

Board Members Present:

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

1. Bylaws

- The Board canvassed the votes on the 2018 bylaws from the Special Meeting.
- Ballots were cast by 63 owners. Yes votes were cast by 62 owners or 77 percent. State law requires that bylaws have a 75 percent favorable vote. The new bylaws passed and can be found on the web page at bronzeleafhoa.com
- The Special meeting was closed.
- Our attorney will be notified so that the final filing can be done.

2. Complaints

- A culprit was caught dumping at the dumpster.
- A resident is parking in handicapped parking without a permit. A report will be made to police.

3. Maintenance

- **Bids**
 - Snow removal bids from 3 companies were discussed. Mike Ahrens of Broadleaf indicated an interest in bidding on grass, landscaping, and snow removal. The Board will request that bid.
 - The board will contact mousecontrol.com (Tony Tecca 223-0214) in the spring for pest control.
 - Bark replenishment on the east side and in the carports will be done next spring.
 - A bid for parking lot sealing has been requested from Apex (Clark Mark).
- **Collapsed retaining wall** Seal Holbine of Brandt Lake Enterprise (570-0012) has more work to complete the job.
- **Painting on wall damaged by vehicle driving into building 4635** Sue will find out when it is to be done.
- **Bricks** The missing bricks have been replaced.
- **Outdoor Security Solar Motion Sensor Lights** Solar lights will be added near dumpsters after enclosures are installed.
- **Hole in garage ceiling** The owner repaired the hole in the garage ceiling.
- **Damage to Carports** Carports damaged when cars ran into them have been repaired by Ed and Kevin.
- **Doggi Valets** Ed installed 2 doggi valets in the parking lot area.

4. New Buildings

- The Board met with the Bryans regarding an area for snow storage, the garbage enclosures, replacing missing bricks, and other issues.
- The Board will request a tour of 4615 before occupancy begins.
- Wallis Bryan has purchased entry rugs, an indoor doggi bag valet, and a garbage container for the exterior of 4615.
- The cleaning Company was notified to be ready to begin cleaning 4615.
- A bulletin board will be purchased for 4615.

5. Real Property Management

- Schmidt Property Management has sold to Real Property Management which is a franchise. The Schmidt staff will remain in place.
- The property manager has agreed to pay the bills for September and to collect the dues which have to be paid by check or money order until a new portal is up and running.
- The Board will monitor how the changes affect Bronzeleaf HOA.

6. Financial report

- Bryans will pay for the sprinkler monitoring agreement charges of \$540 for 1 year beginning September 2018 associated with Building 4615 and will be submitted to Real Property management for final payment.
- Bryans will pay for the Ordinance and Law insurance of \$1,278 for 2018 and will be submitted to Real Property Management for final payment.
- There are 2 owners who are behind in paying their dues. With the passage of the revised bylaws the Board can take action to collect back dues.

7. **HUD (FHA) approval** will be renewed when it expires in January. 2019—Natalie@fhareview.com

Board meetings The October Board meeting is temporarily scheduled for the first 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

- Communicate with Van regarding installing heavier exterior door closers
- Find a driller to drill a well and complete the permitting process with the state
- Determine location of well
- Research solar power options for complex
- Begin work on financial spending plan
- Maintain cloud files
- Supervise e mail
- Request meeting with Brandon Schmidt and the Board

Ed

- Get prices from Bryans for bulk purchase of new exterior doors, hinges, and closures
- Get bids from TLC and 406 Ventures (Justin Counts (406) 539-0838) for snow removal
- Parking lot seal bid sought from Apex (Mark Clark)
- Continue to check for birds in vents
- 2018 Work with new building builders to determine whether their contractors can help with completing this work
 - replace cedar boards on decks
 - replace chimney siding
 - replace exterior doors
 - determine needs for green space

Sue

- Contact Hauser Street Sweeper to conduct another clean up including carports
- Contact Crowley law firm
- Determine process for sending overdue dues to collections
- Prepare minutes and upload to web page
- Prepare and post newsletter on bulletin boards and web page
- Consult with Real Property Management on finances (collections, bill payments, bank statements)
- Check on timely payment of all dues with recommendations for procedure to follow for unpaid dues
- Help Real Property Management complete questionnaires from banks regarding sale of condos