

## Board Minutes—Special Meeting

September 24, 2018

6:00 p.m. to 7:00 p.m.

Cold Smoke Coffeehouse

### Board Members Present:

Pat Weaver, President

Ed Fillbach, Vice President

Sue Beland, Secretary/Treasurer

### 1. Property Manager

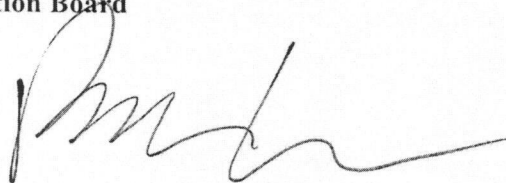
- The Board discussed changing property management companies in order to work with a local company. Schmidt Property Management sold in August as a franchise to Real Property Management, which is an out-of-state company.
- BronzeLeaf Board members have been given no information about this new management company other than they will handle nearly everything out of state. This is Real Property Management's first venture into Montana so they have no infrastructure established in Montana. Real Property Management normally places all funds it manages in one account. Montana State Law requires that HOAs have separate bank accounts.
- Ed and Sue interviewed staff at Luna Property Management and Minnick Property Management which are the only local companies that handle larger HOAs.
- The Board reviewed the information gathered and decided to offer Minnick Property Management our business.
- Schmidt Property Management will be notified by letter as soon as a new contract is negotiated.
- The Board is aware that the contract with Schmidt Property Management has an early cancellation penalty which the board agreed sounded cheaper than possible legal issues with an out-of-state company.

### 2. Bank Accounts

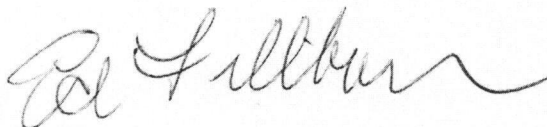
- The Board asked Sue to transfer check writing ability and electronic access to bank accounts from Schmidt Property Management to Minnick Property Management at First Interstate Bank.
- If possible Sue will place the majority of the funds in new accounts while keeping the current accounts open until bills are paid in the next 30 days by Real Property Management.

### The Bronze Leaf Condo Association Board

Patrick Weaver, President



Ed Fillbach, Vice President



Sue Beland, Secretary/Treasurer