

## Board Minutes

November 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. Bylaws

- The bylaws and the final correction have been recorded at the County Clerk and Records Office.
- The recorded bylaws are available on the website.

### 2. Complaints

- A tenant parked in well over 10 different parking places with a car leaking oil excessively. Real PM notified the landlord. The car has not returned. Clean up will be extensive.
- A resident complained about a dog barking continuously. Real PM notified the landlord. No more barking has occurred to date.

### 3. Maintenance

- **Bids**
  - The Board studied the snow removal bids. The prices ranged from \$1,000 a month for year round care of the snow, grass, and sprinklers to \$25,000 for the snow season. The Board decided that in order not to increase dues the Grasshopper bid for \$1,000 a month would be accepted for another year. This contract has an escape clause and the owner has agreed to come early in the morning to plow the parking lot and to clear the rest of the snow in a timely manner.
  - Tony Tecca has BronzeLeaf on his calendar for April/May for pest control.
  - Bids are being sought to seal the parking lot to protect it from deterioration from Apex and Braxton.
- The street sweeper cleaned the lot.
- Grasshopper blew out the sprinklers on all buildings. They found damage to the sprinklers near 4643.
- The parking spaces near the buildings including the handicapped spaces were newly painted.
- Damage to the northwest carport caused by a car hitting it were repaired by Real PM.
- Ed thinks there may be another hole in the ceiling of S Irvine's rental garage that she just repaired.
- Parking lot signs need to be updated.
- Two bids for an irrigation well were received
  - \$7,080.92 Van Dyke Drilling 406-388-2003
  - \$8,508.75 Potts Drilling (Dave) 406-586-6812
  - Dana Douglas (Lawn Rain) of Lawn Rain will also be consulted about the sprinkler hook up.

### 4. New Buildings

- All of the condos in 4615 are sold with one sale pending.
- The corrections that were requested during the Board's inspection have not been completed.
  - Power washing the carports, boulevards were not repaired, hand rails were not painted with durable paint, one of the moved trees is leaning over
- Ed indicated that the building was warrantied for 1 year.
- Pat will request a meeting with Wallis, Van, and Joe Dixon, the contractor, to discuss the items that need to be completed.
- Other topics to be discussed:
  - The completion time line for 4643
  - Completion of the garbage enclosure, curbing, and paving and clean-up
  - Transfer of the empty lot to BronzeLeaf
  - Snow storage area is covered with building materials but is owned by Bryans.

### 5. Property Management

- Sue will meet with Chanel at Minnick Property Management to discuss policies at BronzeLeaf and discuss the transfer.
- New bylaws and regulations

- The 2 owners with dues past due more than a reasonable time will be sent to collections.
- Yearly fees will begin in January
  - Units that are leased to cover damages
  - Dogs to cover clean-up costs and grounds repair

**Board meetings** The December 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

- Call attorney regarding completion of project and legal options concerning accountability
- Schedule meeting with Van, Wallis, and Joe Dixon
- Call Century Link and Spectrum to request better Internet service
- Communicate with Van regarding installing heavier exterior door closers
- Find a driller to drill a well and complete the permitting process with the state
- Contact Dana at Lawn Rain to determine how to attach well to sprinkler system
- Determine location of well
- Begin work on financial spending plan
- Maintain cloud files
- Supervise e mail

### Ed

- List of dog owners
- List of 40-pound tank grills, charcoal grills, or hibachis
- Parking lot signs update
- Parking lot seal bid sought from Apex (Mark Clark) and Braxton
- Get prices from Bryans for bulk purchase of new exterior doors, hinges, and closures
- 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
- Study replacement of boards on picnic tables

### Sue

- Meet with Chanel at MPM
- 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