

Board Minutes

December 11, 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. New Buildings

- All of the condos in 4615 are sold and occupied.
- Meeting with Van, Ed, and Pat
 - Completion time line for 4643 is May 2019.
 - The dirt in the 4643 carport space will be moved so that materials on the green space can be removed to allow room for snow storage.
 - Bids for exterior doors of fiber glass with 10-year warranty are being requested from Simpkins Hallin.
 - The current exterior doors are past their warranty date and the screws are stripped causing the doors to no longer close.
 - Van will add closures to 4615 as current hinges are not closing the doors.
 - Landscaping will include boulders.
 - Transfer of the deed to the HOA of the empty lot, power washing of the buildings and carports, and the sagging retaining wall were discussed:
 - Completion of the garbage enclosure will be done on the north side as soon as the posts are driven.
 - The siding for the enclosures will be galvanized steel. Pat will request rust color.
 - Boulevard at 4615, curbing, paving, correcting the bent tree, and clean-up is scheduled for spring.
 - Railings have gouges and splinters in 4615.
 - Additional concerns include railings for the new buildings that are like those in the old buildings, green space will be reduced to add a row of parking.

2. Topics

- New business cards were ordered for the Board.
- Internet speed was discussed. A suggestion was made for owners to install new modems with updated technology.

3. Maintenance

- The Board will assume responsibility for replacing cedar boards on decks and replace chimney siding in order to assure quality of the work.
- Ed had a line added to the parking lot signs to bring them into compliance with the bylaws.
- Ed will change the door codes after January 1.
- Solar powered, motion activated lights will be placed around the garbage enclosures to increase safety.
- Fire suppression alarm has been going off in 4615. The system needed adjusting by Johnson Controls.
- The sprinkler and floor water shut offs need more security in all buildings to prevent inadvertent turning on or off by unknown persons. Ed will explore having Jerrod Ross or Minnick PM install locks with a common key on those doors in each building.
- Painting of the common areas will cost approximately \$35,000 plus the gym. A proposal to paint 2 buildings a year on a rotating basis will be discussed with Minnick PM.
- Three spindles on decks requiring paint to touch up are left.
- Pat is working with well drilling issues
 - \$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 has not responded.

4. Water Shut-off for condos

- The water shut off for each unit is in the water closet where the water heater is located.

5. Property Management

- A lien will be filed by Minnick PM on the last unit with late dues. Minnick's attorney will be contacted to begin collection.
- Chanel will be asked to submit copies of leases to Bronzeleaf.
- Cars over parked by 48 or more hours in the lot have been noticed and will be towed.
- Some units have 3 cars. Parking space was planned for 2 per unit. The Board will explore requesting 3rd cars be parked on the street especially when garages are used for storage and not parking with the 2nd car parked in the lot rather than against the building.

Board meetings The January 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
- Call Century Link and Spectrum to request better Internet service
- 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 seal bid sought from Apex (Mark Clark) and Braxton
- Continue to check for birds in vents
- Arrange to have the following repairs done
 - replace cedar boards on decks
 - replace chimney siding
 - replace exterior doors
 - determine needs for green space
- Study replacement of boards on picnic tables
- Change door codes and notify owners with help of PM
- Obtain bids for doors and closures
- Obtain bids for painting common areas interiors including gym
- Oversee installation of locks on doors to water shut off valves for sprinklers and floors

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 Minnick 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 Minnick Property Management complete questionnaires from banks regarding sale of condos