



NEWSLETTER May/June 2021

Secretary/Treasurer Position on HOA Board

Two people are running for the 3-year position which begins July 1. See PM e mails with election materials and a ballot as well as the web page.

Please return the vote for your unit to the PM at the earliest possible date.

Owner's Meeting May 11

Nine owners including property managers attended the online owners' meeting held May 11. The Board was disappointed in the low turnout. Pat expressed the hope that in 2022 the pandemic dangers will be past and the owners will come to the in-person meetings.

For those new owners our property managing company is Infinite PM. The owners are Brandon, Tyler, and Tanya. They have experience with building, plumbing and finance not just a short course in property management. They charge \$10 a door and do not have hidden fees. We are paying for a higher level of service than we experienced with other PM companies and the charges are much less. Your Board has worked successfully with Brandon in the past. He has several years' experience as PM and knows MT HOA law.

The Board members serve for 3-year staggered terms and consists of Pat Weaver who has years of experience supervising over 100 employees and working with vendors which has given him great thinking and communication skills with experience in various fields. Ed Fillbach has years of experience with contractors as well as contacts in the industry. Ed keeps an eye on the grounds and does work himself to help with maintenance. Sue Beland has experience in a variety of fields including computers, writing, and finance. She is up for reelection. See her vita with the election materials.

The Board members varied experiences forms an effective team who are actively involved in BronzeLeaf operations putting in hours every month. The Board appreciates all of the positive comments and encourages input and questions.

Landscaping

Shrubs are in need to trimming. The PM is searching for a company to get the job done.

Retaining Wall

The retaining wall on the west side of the property was deteriorating. Replacing it on the city street was an emergency. The Board was able to get numerous bids. The company selected had the best equipment and a good reputation. The bid was in the middle. They did a fantastic job and cleaned up afterwards. The city could have done the job and charged us much more.

In this emergency and **in lieu of raising dues**, the Board used some reserve funds and charged the owners a low monthly fee to replace those funds in order to pay for the repairs. Long range expenses will include new roofs and painting of all buildings inside and out which amounts to hundreds of thousands of dollars. The Board is increasing our reserves to pay for those repairs while keeping the dues as low as possible. The Board is cognizant of the need to keep the property in good condition and protect property values. Owners must ultimately pay for repairs. A special assessment at this time was the least expensive alternative for owners. Owners can pay larger amounts on the special assessment rather than the monthly fee.

An increase in dues is permanent. A monthly special assessment will end when the bill is paid.

Rent Storage and Extra Carport

Three carports are available for rent on the east side. These carports include the locked storage area. Rent a carport for \$150 per year. This would be an assigned space for an extra vehicle. It also includes a small locked storage area where owners can store sports equipment and seasonal extras.

Pay your dues with e check

Pay your dues by the 15th of each month to avoid a \$50 late fee. The late fee is automatically charged on the 16th of the month if dues are late.

Pay by e check through the PM's portal OR by mailing a personal check to the PM to save money in fees. The check must arrive in the mail by the 15th. Payments made by credit card incur the fee that the credit card company imposes on the payment.

DOG messes

Use the bags provided at the doggi stations to remove your dog's waste *every time*. Then only place those bags in the doggi station waste area OR in the dumpster.

Summer is coming with hot weather. Remember dogs must be taken 25 feet from the building to relieve themselves. In no case should they perform their business near doors or windows.

Windows

Now is the time to check your windows and screens. Caulk around the interior frame to prevent window sill swell.

Replace screen parts that are missing or bent. Buy new matching screens from Andy's Glass.

A/C checkup

Clean the A/C filter which can be found inside the bottom door of the A/C unit. Remove the filter and any lint or leaves, etc., then wash the filter and let it dry before replacing it. You may want to vacuum the opening as well.

Call a professional to check you're A/C every 2 or 3 years according to their advice.

Deck Floors

Deck floors are not finished and should not be painted or finished. Paint or stain drips onto decks below. Owners can repaint their railing. Contact Ed for the correct paint.

DOG ownership

If you have not notified the PM about dog ownership you will be charged the \$60 yearly fee.

Remember 1 dog per unit and dogs under 40 pounds on floors 2 and 3.

Batteries

Ed replaced batteries in smoke detectors and in exterior locks.

Smoking Complaints

Keep in mind other people's right to enjoy their property in a healthy manner.

No smoking in buildings, on decks, or within 25 feet of a building.

Seal Parking Lot

The parking lot has numerous cracks which are growing. These cracks need to be sealed before a more expensive fix is needed.

Watch for signs for parking lot sealing. All vehicles will need to be off the lot while these repairs are conducted later this summer. The work will be done in sections. Please be patient with this inconvenience which will last several days. Vehicles must be parked off site.

Parking in Lot

No trailers of any kind, recreational vehicles, or large trucks such as semis or work trucks are to be parked in the BronzeLeaf lot. Passenger vehicles or motorcycles used for work left in the lot without moving for more than 48 hours will be noticed to move the vehicle. Such vehicles are subject to towing. Because of limited parking, **two vehicles are permitted per condo**. Please use your carport or garage for one of your vehicles. Residents with extra vehicles may want to rent a storage space off site. The lift which is in the parking lot belongs to Ed and he uses it to access high areas on the buildings.

When using Dumpsters *REMEMBER*

Please ***BREAK DOWN YOUR BOXES!!*** so the dumpster does not overflow before the next pickup.

<https://www.bozeman.net/government/garbage-recycling/recycling/acceptable-materials>

Pay Dues--Infinite Property Management

Phone Property Manager

(406) 518-1146

Dues may be paid by mail:

Infinite Property Management

11 West Main Street, Ste 103

Belgrade, MT 59714

Or online –Contact the PM for the payment portal

email the Board with any questions or concerns.

Landlords/Property Managers

Please share newsletters with your tenants.

The BronzeLeaf Condo Association Board

Patrick Weaver, President

Ed Fillbach, Vice President

Sue Beland, Secretary/Treasurer