



GALLATIN HEIGHTS

**Gallatin Heights Board of Directors
Monthly Meeting
December 12, 2022, 4:00pm-6:00pm**

Attending Martin Fisher, Laura Benson, Rebecca Cleveland, Josh Weir

Absent Terek Beckman (travelling on business)

Meeting Start 4:15pm

Agenda

Old Business

- Review and approve meeting minutes from November 21, 2022, meeting –
 - Resolutions
 - “Approve Meeting Minutes from November 21, 2022”
 - Proposer: Josh,
 - Seconded by: Rebecca
 - Votes: Unanimous
 - Result: Passed
- Annual Meeting follow up
 - Voting results
 - Discussions:
 - Roughly 62% of homes voted. ~~Defer to Alana how to communication vote tallies.~~
 - Most of the votes for 3 or 7 board seats cast 5 votes so were accurate. Those who voted only 3 times or voted 7 times were contacted to recast. 214 voting out of 343
 - Combine mailed announcement with other communications
 - Teaser announcement on FB
 - No resolutions
 - Feedback from annual meeting
 - Discussions
 - electronic ballot – survey monkey for feedback about Annual Meeting,
 - list of questions for Meetings, and how to ask them in advance
 - volunteers for committees?
 - Closed CCR Committee as it’s full
 - No resolutions
- Mailbox issue
 - Discussions:
 - “Florence” – current manufacturer – smallest 8 door/2 parcel \$2628 manufacture – \$2000 3rd party including pedestal + installation including normal locks.
 - ~~Currently have 2 North and 2 middle boxes available open, none South. These would install post snow. Todd \$250ish guess.~~

- ARCs
 - Discussions
 - Outstanding ARCs — ~~1 went through, 28,1034, JR, Josh~~
 - ~~28 Scott Drive Lighting Issue — ok now, CC&R must deal with new lights.~~
 - No resolutions

New Business

- Vendor Contract Changes for 2023
 - Management Company
 - Discussions
 - Switch from Management Associates to Saddle Peak — ~~Josh had the conversation, and notice of change sent by Rebecca. Went ok.~~
 - ~~How would Lyndsey deal with direct emails from Members?~~
 - ~~Multiple people to give assistance.~~
 - ~~Feedback re: micro management of financial changes. “Not a good experience with them yet” — vendor issue for them. MA wasn’t managing the vendors.~~
 - ~~MA not flagging overspending.~~
 - Website hosting — Martin to review and let Board know
 - No Resolutions
 - Snowplow Contract
 - Discussions
 - Pocket plowing video shows how to save driveway blocking
 - ~~Homeowners cussing out Drivers 5/6 people~~
 - ~~Connor street all blowing onto street~~
 - ~~Make paths Nordic Ski paths suggested by Cody (plow guy), not the best option at this time, paths are still regularly walked in the winter, could cause crowding~~
 - ~~Cody not trying to leave~~
 - ~~Board to send letter to 803 Stewart Loop — not yet~~
 - Alpha next season 31% less — apron cleanout \$5 per event per lots billed directly. All homeowners get 20% discount of other services due to their contract. Will scoop snow. Same people that do the landscaping — ~~See Alpha below~~
 - Prices from Alpha will be higher if more than 6” of snow to be removed.
 - Resolutions
 - ~~“Cody to mark map of problem lots for Board communication”~~
 - Proposer: Martin
 - Seconded by: Rebecca
 - Votes: Unanimous
 - Result: Passed
 - Pet & Trash Station Contract —
 - Discussions
 - Also done by Alpha saving 29% starting April 1.
 - Do we need weekly during the winter? 1 per month not enough. *Post Meeting — Rebecca talked to Jason Hague and he will go to bi weekly in March*
 - No resolutions
 - Landscaping Contract
 - Discussions
 - Alpha bidding snowplow for 2023/2024 season — between 1&6 inches 1100 vs 2300.

- They plow commercial clients first anticipates by 7am at GH. 2 year contract.
 - Resolutions
 - Motion to sign 2 years for Alpha planning purposes:
 - Proposer: Laura
 - Seconded by: Josh
 - Votes: Unanimous
 - Result: Passed
- HOA Dues Increase for March 2023 - Dues going up – 30 day prior notifications to March 01
 - Discussions:
 - To fund 20 year reserve Maintenance plan.
 - ~~What do we need to do or not. E.g. Barn – only thing HOA has to manage~~
 - ~~Needs to be shut, has had drug events. Mike S told to button it up. Didn't happen.~~
 - ~~Rebecca's husband can close it up.~~
 - Jack rail fence not completed ~~– Mike S.~~
 - Discussion that it could be seen as the responsibility of each lot/homeowner as the fence is on their property.
 - Discussions To continue – need revised budget.
 - Resolutions
 - To keep increase of HOA dues effective March 2023
 - Proposer: Rebecca
 - Seconded by: Laura
 - Vote: Unanimous.
 - Result: Passed
 -
- Committee Updates –
 - Overview
 - Board needs to set up/review charters?
 - Attended meetings not necessarily producing output.
 - Social – Mr and Mrs Claus – Decorations vote on the 17th. *Event occurred 12/10*
 - Communications – ~~Martin and Terek to schedule next meeting~~
 - CC&R – Quorum High fives
 - Common Area – meet in January – ~~Discussion around committee member roles vs board involvement. communications should be ran past assigned board members for approval. Should Josh move off Common area committee?~~ Committee should only be observing & reporting.
 - Budget & Contracts – no update at this time, 1st meeting late Jan 2023 to review 2022 year end
 - No Resolutions
- Other Business
 - Discussions
 - Can we save money by combining all recent/planned communications into one mailing
 - Make the new website, ~~as provided by Saddle Peak~~ a center for communications
 - The Member that has posted a room on AirBNB to receive notification from MA ~~via Laura~~
 - Saddle Peak will be making compliance drive throughs bi weekly,
 - ~~Josh told Angi of MA not to pay the October invoice from the grounds company, there have been payment/project work issues since February – Rebecca confirmed after the meeting that all invoices had however been paid.~~
 - ~~Rebecca needs to be added to the Stockman Reserve account.~~

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- Reserve account information needs to be passed to Saddle Peak
- Josh has the MT state documents to update directors,
- ~~Laura reported a~~ broken sign but it was fixed.
- No resolutions

- Next Meeting:

- Jan 9th 2023 Laura's House 4pm.
- Proposer: Rebecca
- Seconded by: Laura
- Vote: Unanimous.
- Result: Passed

- Meeting Closed

- Proposer: Martin
- Seconded by: Rebecca
- Vote: Unanimous.
- Result: Closed at 18:01

Sincerely

Martin Fisher, Secretary

- ~~For next meeting~~
 - ~~Before Posting to the website secretary to remove Names and Addresses (non board)~~
 - ~~Budget issue wasn't voted on explicitly~~