



GALLATIN HEIGHTS

**Gallatin Heights Board of Directors  
Monthly Meeting  
August 15, 2023, 5:00pm-6:00pm**

**Attending** : Martin Fisher, Josh Weir, Terek Beckman, Rebecca Cleveland, Laura Benson

**Absent** :

**Meeting Start** : 5.00pm.

**Agenda**

**Old Business**

- Review and approve meeting minutes from July 2023, meeting –
  - Resolution: Approved July Minutes.
    - Proposed: Josh Weir
    - Seconded: Rebecca Cleveland
    - Vote: Laura Benson Abstained, Everyone else in favor.
    - Result: Approved
- Mailbox issue
  - Discussions:
    - Mailbox installation status? Mailbox arrived today 8/15
    - Board will schedule installation
- ARCs
  - Discussions
    - 3 ARCs under review, none declined.

**New Business**

- Management Company
  - Discussions
    - How to improve Saddle Peak's Interaction with the community – Vendors need Saddle Peak to be more responsive.
    - Delinquencies – Current outstanding balance totals over \$31K, with the bulk of it being Q3 dues. Prepayments exist in the amount of \$3,560, for a net outstanding of \$27K. For reference, our annual assumption of delinquency is \$15K for the entire year. Approximately 43 homeowners owe more than one quarter worth of dues. Mailed notices were sent out in August and additional payments have started to be received.
    - Comm Committee recommend that "Welcome packets" for new home owners be created and made available from Saddle Peak and on Website
    - It is not clear on when payment applied for HOA dues. Management Associates' transfer of data has resulted in pre-pays that aren't being credited. If in doubt Home Owners should contact Saddle Peak for clarification.

- Committee Updates –
  - Overview
  - Social
    - July 22<sup>nd</sup> at the park
    - Procedure for reserving park for family and other
      - The Board will create an Application/Notification Form.
      - Terek & Laura will create a form.
  - Communications
    - New website review if able
  - CC&R
    - Investigating a template for the new CC&R to work from.
    -
  - Common Area
    - The committee seems to have been disbanded.
    - Sprinklers Status? –repairs still being carried out
    - Swing sets in the park? Not in FY 2024 Budget.
    - Working with landscaping – only hired professionals should be working with the property landscaping due to Liability issues.
    - Do we as a community wish to take the burden of maintaining the Barn a vote will be taken at the AGM as required BY CC&Rs.
    - Barn roof spine needs replacing
  - Budget & Contracts
    - Need Proposals for Snow Plowing next year as current company doesn't have as good a reputation as our last one.
    - Report from meeting in July
      - Over Budget in snowplowing – 15% over so far
      - Cash – see Management Company Discussions
      - 75% expenditures are management fees, snow plow, and landscaping
- Other Business
  - Landscape updates
    - The intersection of GH Drive and Cameron Loop - Has found 4 line breaks total. The holes were intentionally left to see if water would bleed indicating any more holes. They have now been filled in.
    - The South entrance dead grass - There is another line break they are looking for before the rest will turn on. They found a completely buried valve with no box or anything.
    - Troubleshooting along the west side gravel trail started in August.
    - The dead trees will be removed by Mid October
    - The main entrance on jackrabbit is also starting to green up after multiple line breaks.
  - Common Area discussion
    - Jack rail fence fixes are likely to cost \$300,000 – at the GM we shall vote on timeframes and delays.

- Budget status (over/under) & any special assessment will be presented at the GM
- Planning for GM started.

- Next Meeting:

September 20 . 5pm, In Person.

- Meeting Closed

Sincerely

Martin Fisher, Secretary