



GALLATIN HEIGHTS

**Gallatin Heights Board of Directors  
Monthly Meeting  
September 20, 2023, 5:00pm-6:00pm**

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

**Absent** :

**Meeting Start** : 5.20pm.

**Agenda**

**Old Business**

- Review and approve meeting minutes from August 2023, meeting –
  - Resolution: Approved August Minutes.
    - Proposed: Josh Weir
    - Seconded: Laura Benson
    - Vote: Unanimous
    - Result: Minutes adopted
- Mailbox issue
  - Discussions:
    - Mailbox installation status? Mailbox arrived in August
    - Either Saddle Peak to handle installation or a resource local to the development.
- ARCs
  - Discussions
    - 144 Caitlin Road – prior owner bought March. Supposed to submit for review next in October
    - Bayliss, still waiting on docs
    - 46 Stewart Loop– well underway with approval. Real drawings promised vs ‘cartoon’
    - 77 King Meadows: Approved
    - 611 Cameron Loop: Approved
    - 243 Stewart Loop – in discussion stage
    - 841 Stewart Loop – filed but not received

**New Business**

- Management Company
  - Discussions
    - Delinquency – any updates? Collected 16.5K in last month with \$14,755 outstanding (Not including Q4 charges). Notifications of liens sent out.
    - Light pollution issues. – Solve with CC&R next year?
- Committee Updates –
  - Overview

- Social
- Communications
- CC&R
  - Need a template for the new CC&R to work from. Chairperson working on a more affordable price
- Common Area
  - Has the committee disbanded? No longer meeting as a committee. 2 people have express interested?
  - Street sweeping –Get quote for 2024 Budget
  - Do we as a community wish to take the burden of maintaining the Barn – voting at the GM required by CC&Rs
  - Barn roof spine needs replacing, but not this year
  - Have Saddle Peak do the work of ordering nets & paint Barn etc.
  - Local contractor waiting for water to finish corner area and by Barn – he will be invited to next Board meeting
- Budget & Contracts
  - Meeting Oct 10<sup>th</sup>. Review contracts – draft for Budget 2024 for October meeting
  - Resolution: Select Alpha for Snow Plowing 2024-25.
    - Proposed: Plowing Contract locked for 2 years
    - Seconded: Laura Benson
    - Vote: Unanimous
    - Result: Passed – Alpha will be plowing for next 2 years
  - From Meeting in July
    - Over in snowplowing – 15% over so far
    - Cash – see Management Company Discussions
    - 75% expenditures are management fees, snow plow, and landscaping
  - Alpha Price changes (downward)
- Other Business
  - Alpha updates?
    - Close to completing up to west line
    - Mark 38 dead trees, to remove in October
  - Dog/Pet issues – No actions
  - Parking is getting better – comments from multiple people
  - AirBnB Rental issues – Saddle peak notified and AirBnB has been responsive in taking down locations in the development
  - Member request for documents – Settled By Saddle Peak
  - Common Area discussion
    - Jack rail fence – Vote on solution at GM as costs to fix likely \$300,000 – delay ‘n’ years?
  - Budget status (over/under) & any special assessment – to July for Update
    - Reporting November GM
  - Plan for GM
    - Nov 2

- Next Meetings:
  - October
  - November GM prep

17 October. 5pm, In Person.

- Meeting Closed 6.40pm

Sincerely

Martin Fisher, Secretary