



GALLATIN HEIGHTS

**Gallatin Heights Board of Directors
Monthly Meeting
October 17, 2023, 5:00pm-7:00pm**

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

Absent : Terek Beckman

Meeting Start : 5.08pm.

Agenda

Old Business

- Review and approve meeting minutes from September 2023, meeting –
 - Resolution: Approve September Minutes with alteration specifying AGM Date and Time
 - Proposed: Laura Benson
 - Seconded: Rebecca Cleveland
 - Vote: Unanimous
 - Result: Passed and Approved
- Mailbox issue
 - Discussions:
 - Mailbox installation status? - Laura to contact Saddle Peak to contact Todd or find an alternate installer
- ARCs
 - Discussions
 - Pure Light Power is not following the process: email directly to Saddle Peak with \$50 payment is the correct process.

Address	Status
1514 Stewart Loop	Discussion – Check Max height
841 Stewart Loop	Discussion – Check max height, get neighbor approvals for 41x41

- Remainder were approved
- Need SOP to check location built matches plans? Work with Saddle Peak to see if they will meet on site with builder to review.
- Management Company
 - Discussions
 - Delinquency – Accounts Receivable - \$30K due to Q4 billing, collected \$20K – slightly ahead of last quarter, 3 existing liens, 8 new ones, 2 paid up.
 - Saddle Peak has been charging for landscaping/noxious weed removal as a fine– that’s not allowed. OK to charge for vacant lot maintenance.

- Light pollution complaints continue to be an issue. – Solve with CC&R next year? Sunset built are Grandfathered in due to architecture.

- Committee Updates –
 - Overview
 - Social
 - Christmas in the Park – 12/16/2023, expense \$500 approved.
 - Communications
 - CC&R
 - Discussion regarding CC&R updates, based on upcoming legislation and cost of getting changes and the required 75% votes – do we even attempt changes? Can we get feedback from AGM?
 - Need a template for the new CC&R to work from. Chairperson working on a more affordable price than current quotes.
 - Common Area
 - Street sweeping –Get quote for 2024 Budget by late October
 - Local contractor waiting for water to finish corner area and by Barn – he will be invited to next Board meeting.
 - Budget & Contracts
 - Meeting Oct 10th to set budget prior to AGM

New/Other Business

- Budget Review
 - Vote to Approve Budget for presentation at AGM, – Laura Benson
 - Seconded – Josh Weir
 - Vote: Unanimous
 - Result – 2024 Budget Passed
- Board Member expenses review
 - \$86.94 – Rebecca Cleveland Staples
 - \$590 – Dropbox \$12/month, Website with Bluehost \$30, was Wix – (\$350/yr) but moved to Bluehost/Wordpress. Domain name \$12/year

Resolution to approve Rebecca Cleveland and Josh Weir Expenses
 Proposed: Laura Benson
 Second: Martin Fisher
 In favor: Unanimous
 Result: Passed and Approved
- IT discussion – If Josh Weir resigns, we need to move hosting off his Bluehost servers - where to host and how much will it cost? – Martin Fisher will donate website/domain servers.
- Alpha updates - None
- Plan for GM
 - Dates – November 2nd
 - Location – Belgrade High School Auditorium
 - Items to prepare:
 - Availability of AV and Internet for Zoom
 - Person to run zoom.
 - Voting spreadsheet
 - Agenda

- News Update
 - Josh leaving – board will address when Josh resigns
- What we did
- Budget Review
- CC&R update status
- Upkeep required
 - Barn Upkeep
 - Spine
 - Painting
 - Jack Rail Fence
 - Trail upkeep – 2024 budget
- Information to share with homeowners,
- Who will be presenting each section,
- Zoom details
 - Saddle Peak intro themselves
 - Rebecca Cleveland – Budget
 - Laura Benson – Host, News
- **Next Meeting:**
 - November GM prep Nov 1 – 5pm
 - Actual GM Nov 2
 - Board Meeting December 12th Zoom.
- Meeting Closed 6.40pm

Sincerely

Martin Fisher, Secretary