

Gallatin Heights Board of Directors Monthly Meeting April 30th,2024, 5:00pm-6:30pm

Attending: Martin Fisher, Brian Ortega, Laura Benson

Absent: Pamela Fisher-Strahs (non Board Member), Rebecca Cleveland, Terek Beckman

Meeting Start: 5.00pm.

Agenda

The 3 attending Board members decided we were quorum.

Old Business

Review and approve meeting minutes from March 2024, meeting –

• Resolution: Approved March Minutes

Proposed: Brian OrtegaSeconded: Laura Benson

• Vote: Unanimous

• Result: Accepted Minutes

- Mailbox issue
 - Discussions:
 - Mailbox installation status? Waiting on soft ground May timeline? Chairman to contact Saddle peak.
- ARCs
 - Discussions

Address

Status

1005 Stewart Loop	Waiting for re-submit with timeline for native
58 Alice Way	Potential Expansion to W of house – No formal application
161 Bryson Lane	Needs Neighbor Letter to Approve
89 Scott Drive	Approved by email vote 4/18/2024

Others members to vote by email later

- Management Company
 - Discussions
 - Parking stickers are not easily removable Laura Benson to email Saddle Peak for an alternate solution.
 - Delinquency
 - Receivables \$15,396, includes lien accounts. \$6000 16 account over 2 quarters, \$4,800 27 account 1 quarter
 - Quarterly Newsletter Sent

- Committee Updates
 - o Overview
 - o Social
 - Garage Sale June 22nd.
 - National Night out day for First Responders event in August. Big Park + Food truck
 - Approved Budget by email for Snacks/Water for Earth day cleanup. 4/27/24
 - o Communications
 - o CC&R
 - Can home owners rent out their house if they don't have an ADU? Brian to check. –
 Section 27 can't be shorter than 30 days "lot not home ADU" so yes they can
 - Running a business out of an ADU Ashley Pielstick "I am curious about the rules about running a private business out of my ADU It would be a personal salon. My partner and I only work Monday- Friday. During the day. We end around 3:00pm. So no traffic would interfere with heavy traffic hours. No one would ever park on the street, I have plenty of room in the driveway. It is not open to the public, so no signage or unnecessary cars. It is by appointment only." – ok by email
 - House color changes does this need an ARC? Pamela Fisher-Strahs "We are in the middle of choosing house trim colors, the previous has faded to a dark pink color, which has been driving me crazy. We will be going with a dark brown to pull the patio color in, do I need to submit a request? ok'd by email. ARC does say colors. Section 4 or ARC requires OK. Approved as an ARC by email.

o Common Area

- Waiting for water to finish corner area and by Barn. Need to contact contractor (as already paid) – after thaw – Terek to contact contractor.
- Fence Discussion (see attachments) \$6,970 as per Board from January
 - Have to maintain the fence.
 - Been set aside as part of dues increase.
 - Some concern of bid details more vague.
 - Resolution: Montana Fence fix it
 - Postponed until next meeting.
- Gravel for the trails.
 - Resolution: Upgrade Gravel on the trails at \$5,200
 - o Proposed: Rebecca Cleveland (by text)
 - o Seconded: Laura Benson
 - o Vote: Unanimous
 - Result: Approved
- Circle park weeding
 - Resolution: Approve Weeding Bid at \$3,000
 - o Proposed: Rebecca Cleveland
 - o Seconded: Laura Benson
 - Vote: UnanimousResult: Approved

New/Other Business

- o Alpha updates- None
- Next Meeting:
 - o May 20th 5pm.
 - Meeting Closed 6.16pm

Sincerely

Martin Fisher, Secretary