CT COA Board Meeting

April 13, 2020

6 PM – Zoom Meeting

**Members Present via Zoom:**

Jim Seneker, Ed Lawrence, Genevieve Reiter, David Heap, Janice Andersen

**Manager Present Via Zoom:** Lindsay Hauge

Meeting called to order at 6:09 PM by Genevieve Reiter

**Approval of Minutes from March Meeting:**

Minutes are Approved by unanimous consent.

**Action Items from March Meeting:**

Re the ditch: Alanah advised city of ditch issue but has been unable to contact attorney for LeClair or other interested parties. Genevieve will follow up.

Re: Fees for fence painting: Lindsay sent info to owners

**Committee Reports:**

**Finance Committee:**

Finance committee recommends that Anderson Zurmuehlen CPA Firm prepare the 2019 Tax return and make the necessary journal entries in the QB database. Estimates $1000 expenditure. Ed motions to accept recommendation; Genevieve seconds. Motion passes.

Finance committee recommends that Hub Insurance place CT Condo insurance with Nationwide Insurance for policy year June 1, 2020 – May 31, 2021. Will result in estimated $6914 savings in insurance premium. Jim motions accept recommendation; Genevieve seconds. Motion passes.

Premium statements will be forwarded to owners in June.

**Architectural Committee:**

David Heap volunteered to chair the committee, and was appointed.

**Landscape Committee:**

Genevieve motions that two trees felled on Fallon by auto accidents, a third damaged by wind be replaced. City will replace one; CT Condo cost for two trees is $160. Jim seconds. Motion passes.

Tree water bags owned by CT COA inadvertently removed by Bozeman Forestry were returned.

re: Lawn/tree/shrub maintanance: Genevieve presented bids from five lawn care firms. She recommended that bid from Maintenance Pro be accepted. Ed motions that Maintenace Pro bid be accepted at a cost of $34.200 for mowing; $8,610 fertilization/weed control; $1,968 for deep root feeding of 164 trees; $1,040 for Fall/Spring cleanup. Jim seconds. Motion passes. Funds to be dispersed are within 2020 budget.

re: Park Benches: Genevieve presents information for purchase of two benches included in 2020 Park Improvement fund and recommends purchase at cost of $1603.90. Ed motions purchase be approved; Jim seconds. Motion passes. Benches to be installed at no cost by CT Condo volunteers.

Irrigation: Final phase on up-dating of our irrigation system. We anticipate being on WiFi this year.

**Welcome Committee:**

Welcome visits for new owners during COVID-19 will be conducted via phone/virtual means. Documents will be mailed to new owners with instructions to contact committee member to schedule “virtual” visit. Committee members will be reimbursed for copying/postage costs.

**Management Report:**

As of March 31:

Checking: $42,157.82

Money Market: $26,971.11

DA Davidson: $115,187.67

Four owners who have not paid dues have been contacted.

Five owners continue to paying dues at 2019 rates; all have been contacted.

**Old Business:**

Lindsay will place hardcopies of minutes, newsletters and other important emails sent to the CT Condo community in the Drop Box located by our mailboxes.

Printed newsletters are for consumption solely by owners who do not have email.

Re: Painting proposal: Finance committee motions that Dick Schroeder’s proposal be accepted for painting structures at 204/212, 236/254, 308/322 Slough Creek at a cost of $17,000 for structures and additional $3,000 allocated for gables. Ed seconds. Motion Passes.

**New Business:**

Arlyss Nelson has requested painting of trim that has peeled.

The Board established Saturday, April 25 as Earth Day – Neighborhood Cleanup Day. Owners are encouraged to tidy the areas around their units. Social distancing and wearing masks are encouraged.

Dog Owners are reminded that they are responsible for removing their pets’ detritus.

The Community Email program has been established. Owners can contact Lindsay and the board by emailing **contactctcondos@gmail.com****.**

**Action Items:**

Bozeman Arborcare did the tree work last year on 3 streets in 2019. The need for the 2nd phase through the newer sections of Pine, Eagle, Mill and Palisade, which would cost $2300 to be completed by Bozeman Arborcare is being evaluated..

Only one bid, Arbor Medic, has been received which included trees and shrubs @ $23,000 Lindsay has been instructed to have contractor separate rate for shrubs only to be reviewed later.

The Board is exploring alternative methods of assessing insurance costs. Any change to the current method would require a change in CT Condo by laws.

Re: Trail smoothing: plan for smoothing is in process; Yellowstone Pavement Solutions to provide cost estimate.

Re: Public Service Commission has not responded to Lindsay correspondence regarding the exposed wire and damaged utility boxes. Lindsay to follow up.

Re: “Private Drive” signs: scheduled for installation.

Re: Finance committee reviewing options for re-investment of CD.

The Finance Committee is exploring alternatives to current method of owner dues payments and will have a recommendation at annual meeting.

The Finance Committee seeks a volunteer to fill a vacancy on the committee.

Genevieve to continue conversations with interested parties involved in ditch issue and report findings to board.

Meeting adjourned at 8:39 PM