

CT CONDO BOARD MEETING MINUTES JUNE 8 2020

Via Zoom

Call to order 6:03 p.m.

Attendance: Jim Seneker, David Heap, Janice Andersen, Genevieve Reiter, Ed Lawrence; association manager Lindsay Hauge.

Minutes from Previous meeting accepted with one correction: residence to be painted is at 254 Slough Creek.

Old Action Items:

Lindsay advised those owners whose fences require painting with positive results.

Insurance: Jim makes motion that review of By-laws and declarations with regard to allocation of insurance premiums among owners, and shared expenses, be on the agenda for July meeting. Ed seconds. Motion passes.

Curt Toft has agreed to serve as member of architectural committee.

Genevieve has not yet contacted LeClair with regard to identification of party responsible for damage to tree root on trail.

Lindsay successfully contacted Public Service Commission, which resulted in exposed wiring on utility boxes being serviced.

Lindsay has alerted all owners of rental units relative to their responsibility for tenants being aware of CT Condo By-Laws

Lindsay reports that Lawson will replace birch tree at Eagle/Palisade which is under warranty.

Finance committee report:

Jim recommends that six month review of income and expenses vs 2020 budget be conducted at end of June.

Architecture committee report:

David confirms that committee will provide board with update on painting inspection plan at July board meeting

Schroeder reported that all units scheduled for painting are completed.

Landscape committee:

Genevieve reports that Aspens with black spots on leaves have a fungus that will not kill trees. If owners are unhappy with appearance they can elect to have trees sprayed at their expense.

Discussion ensued relative to responsibility for expense of replacement of dying or unhealthy trees. Ed makes motion that board members be selected to review By-laws and Declarations to determine CT Condo HOA responsibility for replacement, treatment or trimming of unhealthy trees. Jim seconds. motion passes. Members of architecture and landscape committee designated to conduct that evaluation.

Genevieve reports that 11 Junipers and six trees are dead and need to be replaced at a cost of approximately \$1976. Since this expenditure would exceed Landscape budget for 2020 board agreed that those trees and shrubs should be removed. Owners may elect to replace these trees and shrubs at their expense.

Ditch issue: we have been advised that LeClair and Farmer's Ditch company are negotiating a solution to the problem of the residence at 8 Slough Creek being constructed within the boundaries of the ditch company's easement.

Jim requested that Genevieve provide the "To Whom It May Concern" letter from Alanah to City of Bozeman relative to ditch issue; letter was referenced in email from Mrs. Cleveland to the board.

Welcome committee: conducted one Virtual Welcome visit.

Management report:

Cash & Cash Equivalents
Checking 70,413.39
Money Market 38,737.15
DA Davidson 115,466.74
Cash & Cash Equivalents 224,617.28

New Action items:

Genevieve to contact LeClair with regard to identification of party responsible for damage to tree root on trail.

Architectural committee and Finance committees to review 20 year paint schedule produced by Schroeder so as to be able to anticipate future financial requirements.

Heap, Seneker and Toft will meet to reassess status of CertainTeed repair issues.

Genevieve to secure from attorney Alanah written confirmation of Alanah's position that once LeClair and the Farmer's Ditch Company resolve the issue regarding the encroachment of the easement that CT Condo will never have a legal liability as it relates to that matter.

Genevieve to secure from Alanah the "To Whom It May Concern", or other, letter(s) authored by Alanah that were forwarded to City of Bozeman regarding the ditch matter.

Ed recommends that member(s) of CT Condo board make arrangements to meet with Farmer's Ditch company representative for the purpose maintaining lines of communication.

New business:

Janice reminds owners that hard copies of Newsletter delivered to "Post Office" are solely for the consumption of owners who do not have access to email. Lindsay will insert those in envelopes addressed to appropriate parties.

Genevieve will meet with city to ask that No Parking signs be placed on Resort ave.

Meeting adjourns 8:31 p.m.