

Cottonwood News & Views

Newsletter for CT Condominium

Autumn 2021

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September 19 Informational Meeting

The meeting was held at 3:00 p.m. at the Pilgrim UCC Church with **59** attending. Board President Joe Hupka introduced attorney Alanah Griffith, who summarized the proposed changes to the CT Condominium Declaration & Bylaws.

After giving her qualifications, she explained current and proposed Montana laws that necessitate some of these changes, some pertaining to our status as a nonprofit. Ms. Griffith addressed more than 10 questions from owners. Among the proposed amendments discussed were:

1. rental cap (much discussed; cap to be determined)
2. RV parking/storage (this amendment will be removed)
3. number of persons inhabiting a unit (intrusive; not enforceable; driveways/parking will limit)
4. powers of Board of Directors (mentioned only)
5. why vote on amendments as 1 document (cost to Association)
6. 75% "yes" votes needed for amendments to pass vs. 50% + 1 for a general quorum

There were additional comments from several owners. It was suggested that owners be given time to study these amendments, with a representative committee needed to continue work on them.

General consensus was that we NOT start over, but rather, focus on the amendments that are of most concern to owners, in order to finish the process in a timely manner. Six owners volunteered to be on this committee. Others are being solicited, to ensure the committee has a good cross-section of owners to work on the amendments. Contact Lindsay if interested.

Joe closed the meeting at 4:30 p.m.

September Board Meeting

1. Seal coating is complete on all streets and asphalt walkways.
2. Winterizing of sprinklers began Sept. 21.
3. Fall fertilizing is complete.
4. Arborist recommends removal of 23 trees, which have been tagged.
5. Snow removal for upcoming season will remain at \$6,000 per month.
6. Welcome Committee conducted 4 new owner visits.



September 22 Budget Meeting

The purpose of the meeting was to review and evaluate the 2022 budget. Jim presented a spreadsheet that outlined projected income and expenses for 2022.

The Board is still evaluating options for capital reserve expenditures for 2022. Following a two-hour discussion, the Board voted 5 – 0 to pass the budget. It will be presented by Treasurer Jim Seneker at the Oct. 17 annual meeting.



Annual Meeting October 17

Notice and a packet will be going out this week. The meeting will again be conducted in the sanctuary at **Pilgrim UCC Church**. A Zoom link will be sent to those who cannot attend in person. If you can't attend in person, please send Lindsay your proxy and/or ballot ASAP, to make sure it is received in time.

Winter Preparation Reminders

It's inevitable. Snowbirds leave for warmer climes. The rest of us hunker down, wax our skis & snowboards (for some, in our dreams 😊), and put on sweaters and down vests. If you are leaving for part or all of the winter, please remember to:

- ✓ Update your contact information with Lindsay.
- ✓ Consider having someone local to periodically check on your condo. Know where the water shut-off is: in your unit, or your roof-mate's?
- ✓ Set your thermostat to at least 55 degrees.

Neighbor-to Neighbor

Neighbors, this is your space. Send Lindsay anything for the good of the neighborhood, such as referrals of excellent services, items to buy/sell, or ads like this:

Joe's Home Repair, LLC

Miscellaneous home repairs Services include but not limited to:

- ✓ furnace filter change
- ✓ light bulb & smoke detector battery replacement
- ✓ shelving installation
- ✓ painting
- ✓ privacy fence repair
- ✓ odd jobs

Call Joe Hupka at (406) 580-2075



- ✓ Unhook outside hoses.