



AGENDA December 12, 2024

EAST GALLATIN COMMERCIAL CENTER PROPERTY OWNER'S ASSOCIATION MEETING

The 2025 Meeting for the East Gallatin Commercial Center Property Owner's Association (EGCC POA) will be held on December 12, 2024 at 5:00 p.m. at 62 Skyway Blvd, Belgrade Montana.

This meeting is an opportunity to submit items of concern to the Board and the opportunity to ask questions and get involved in your Association.

Agenda:

1. Each lot owner sign sheet and update any information.
2. Collect all proxy and sign in sheet. Make sure there is a quorum.
3. Approve 2024 Minutes
4. New Business
 - a. Vote on budget from Secretary Treasurer
 - i. Each lot owner to pay flat fee of \$600.00 year. Will be required to be paid by February 1, 2021. Over 30 days late a late fee will be automatically assessed and a lien filed on property.
 - ii. Continue Annual assessment of \$100.00 a year for reserve account
 - iii. Wastewater budget to stay at \$94.00 per fixture
 - iv. Repairs on leach field, drain field and broken pipe. This was never fixed from previous manager. That cost was \$4212.54
 - d. New lots owners. New construction
 - i. Report from Doug Martin, chairman of the EGCC Building Review Committee
 - e. Election of officers
Secretary/ Treasurer 2025 for 1 year term.
6. Late or Non-payment dues. NO VOTING RIGHTS
 - a. Easy Lawn Hydroseeding, Blk 2 Lot 1- \$1870.00
7. Mowing 2021 Need to have your property mowed. Gallatin County reserves the right to fine each property owner that has weeds on their property. Make sure those are mowed down.
10. Open Discussion
11. Adjorn

Doug Martin – President
3yr term- 2024-2026

Darko Smilovic – Vice President
2 yr term – 2023-2025

Jennifer Koch – Secretary/Treasurer
1 yr term - 2024

egccpoa@gmail.com

Please note that all buildings need to get appropriate approval for their buildings from the State and Central Valley Fire prior to build. If you are in the building process the Fire Marshall will be out to inspect those properties. The design review board is only reviewing the design of the buildings and following design covenants. We do not approve or tell you building codes, wastewater discharge, DEQ SWIPP Permits etc. as that is not part of the design review board. There is no live work allowed in EGCC.

4. Condos have to file their covenants with EGCC. Make sure in the bylaws it states that EGCC covenants take precedence over internal covenants. Those that have submitted make sure to get that changed or added to your bylaws.

Note: all condo units, your lot Association have one Representative. This person has the communication with the Board. They represent the lot ONE vote. Any questions at annual meetings or to the Board are through that Representative. There is only one point of contact per lot. The Board will not communicate with several individuals or outside hired individuals including Engineers & Lawyers. Communication to the Board needs to be sent to PO Box 361, Belgrade MT 59714 or through egccpoa@gmail.com. Communication will not be through email of Board members private email accounts.

EGCC POA PROXY VOTING SHEET

Lot Owner Name _____

Address _____

I give _____ (*number of votes*) to _____ (*lot owner or a Board Member: ie, President, Vice President, Secretary/Treasurer*) authorization to vote on my behalf on all issues put to a vote by the EGCC Property Owners' Association during the _____ (*month & year*) meeting.

Lot Owner Signature _____

Date _____

This form can be presented at the time of meeting or send before scheduled meeting.

*****ANNUAL BUDGET 2025*****

ASSOCIATION

Attorney Fees	\$1,000.00
Accountant	\$ 600.00
PO Box and mailing	\$ 200.00
Mowing	\$1,500.00
Snow plowing	\$4,500.00
Misc	\$3,000.00
Insurance	\$3,000.00
POA Property Mgmt	\$8,700.00

\$22,500.00

39 lot owners (minus lot due for 3 board members)
\$300.00 per year one lot only for each board member

RESERVE \$100.00 lot

WATEWATER, FIRE PUMP, AND FIRE POND

Yearly Sampling	\$1,000.00
Insurance	\$1,500.00
Power	\$8,750.00
Chemical Cost	\$ 900.00
Testing Supplies	\$ 250.00
Phone	\$ 500.00
Operations Contract	\$16,500.00
Sludge Haul Off	\$ 4,500.00
Purchase 2 pumps	\$ 2,500.00
<u>Yearly Permit Fee</u>	<u>\$ 1,300.00</u>

\$37,700.00

Charge \$94.00 per plumbing fixture count in each building

*****Income & Expenses 2024*****

INCOME:

Annual Fixture income	\$39,856.00
Annual Lot Due income	\$26,183.00
Reserve account	\$3,900.00
Building Review income	-\$3,750.00
Interest Income	\$975.01
Insurance income sign dama	\$4317.00
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	\$71,537.12
	-\$3,900.00 reserve
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	\$67,637.12

EXPENSES:

Accountant	\$600.00
Power	\$6,831.62
Insurance	\$3,606.00
Mowing	\$700.00
Office Supplies/Mailing	\$166.00
Repairs & Maintenance	\$10,336.19
Snow Removal	\$5,850.00
Taxes filings	\$0.00
Wastewater	\$23,002.81
Telephone	\$658.65
Pond	\$0.00
Property Managment	\$7,427.33
Weed control	\$420.00
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	\$58,688.60

Ending 10/31/2024

Total in Reserve Account: \$124,107.22

Checking account: \$21,819.93

DELINQUENT ACCOUNTS:

Block 1 Lot 1- Easy Lawn Hydroseeding \$1870.00