



GALLATIN HEIGHTS

Gallatin Heights HOA

Annual Meeting Minutes

Called to order: Tuesday, October 29th, 2024 @ 5:35 PM via ZOOM

29 Present (quorum not confirmed)

[Meeting Slideshow Linked Here](#)

[Meeting Recording Linked Here](#)

[Meeting Chat Log](#)

Welcome and Board Member Introductions

- Laura Benson | President
- Terek Beckman | Vice President
- Rebecca Cleveland | Treasurer
- Brian Ortega | Appointed Member, to be voted in
- Vacant

Belgrade Zoning Project

- Welcome Nicole Olmstead, Alex Modrzecki, Jason Karp and Brad Stein
- [Informational slideshow their team presented linked here](#)
- <https://beheardbelgrade.com/>
- <https://beheardbelgrade.com/planning-area-zoning>
- Q&A
 - When can we expect the proposed zoning to go in front of the commissioners?
 - Hopefully late Winter/early Spring
 - Update on 350 approved homes bordering Thorpe behind GH?
 - No recent updates - preliminary plat is still active but no recent action
 - Do we get to vote on if GHHOA joins this?
 - No, county commissioners make ultimate decision
 - Is there anything that can be done about the asphalt plant going in?
 - No, anything currently going in is not subject to zoning with the way things stand but establishing these zones will allow future projects to be subject to zoning guidelines

Board Vacancies

- Board Member Nominees - Please consider getting involved! 3 of the current Board members terms are done after this year so overlap to train new members would be beneficial
 - Brian Ortega (Appointed and needs to be confirmed)
 - Lawrence Feuerhelm (Nominated and needs to be voted in)
- Board Member Vote
 - Ballot to go out after meeting to confirm these nominees/appointees

Financial Update

- [2024 Financial Report](#)
- [2025 Proposed Budget](#)
 - Unanimously Approved

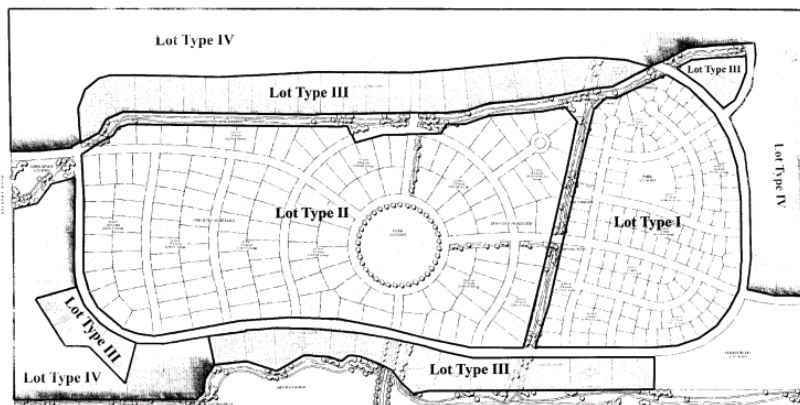
Board Update

- 2024 Accomplishments
 - Management
 - Solid Financials
 - Covenant Enforcement
 - Groundskeeping/beautification
 - Contracts and vendor relationships
- 2025 Goals
 - Continue progress on maintenance Items
 - Maintaining budget
- Committee Update
 - DRC/ARC:
 - All additions & modifications need to be approved prior to commencing construction
 - Applications can be emailed to SPP
 - <https://www.saddlepeakproperties.com/gallatin-heights.html>

- Homeowners are subject to the CCRs that were in place when that homeowner moved into the neighborhood.

CCR	12/5/2008
Bylaws	3/31/2009
1st Amendment	3/23/2018
2nd	2/21/2019
3rd	5/7/2019
4th	8/13/2019

EXHIBIT C - LOT TYPES



- Common Area Committee
 - Common Area Committee
 - Earth Day 2024 Clean-up was a hit
 - 35 residents removed a half ton of garbage from the common areas and road ditches
 - Jackleg Fence Repair
 - Project tabled
 - \$15,000 approved out of reserve account for maintenance items

- o Communication Committee
 - Need volunteers! Contact SPP if interested
- o Social Committee
 - socialcom.gh@gmail.com Pam: 4065515851
 - Santa's mailbox will be up after Thanksgiving!

➤ **Social Committee 2024 events**

- Easter Egg Hunt
 - Big success
- Gallatin Heights Garage Sale
 - Largest turn out to-date
- 2nd Annual Summer Bash
 - Great turn out - kids loved the face painter, jumper, and snow cones
- Halloween Pumpkin Decorating/Carving Contest
 - Prizes awarded in each of the 4 age groups

Open Discussion Items

- Maintenance Items
 - o Please send requests/ideas to SPP for the Board's consideration
 - o Please send quality control issues to SPP for documentation and remediation
- [Jackleg Fence](#)
 - o The Board went with the lowest of 3 bids that were obtained to repair this fence (Montana Fence)
 - o More extensive work needed than originally anticipated/estimated.
 - o This work would exhaust the funds in the reserve account

Based on the Bylaws we would need 51% or 171 Homes to Vote on this project.

The Board of Directors must first obtain the approval of at least **fifty-one percent (51%)** of the membership interests before taking the following action:

- A. Making any assessment for a capital improvement costing in excess of \$1,000.00.
- B. Mortgaging, encumbering, or otherwise disposing of any property of the corporation, whether real or personal, in excess of the amount of value of \$1,000.00.
- C. Making any assessment to make up a deficiency in insurance proceeds.
- D. **Electing not to rebuild any corporation structure destroyed or rendered incapable of continued use.**

- o The Board will do a whole new vote on this topic with adding the option to completely remove the fence included
- o GHHOA is not zoned agriculturally so the Board determined we do not need county approval for whatever action the owners vote to take
- o Will need to discuss any areas that need to remain for curb appeal or safety issues such as NE corner on culvert
- Other topics?
 - o Common area committee
 - Paint pedestrian crossing near red barn
 - GH metal sign redone?
 - Barn upkeep/repairs coming!

- o Easement responsibility/ownership can be found on your map received during purchase or on MT cadastral website
- o Street Sweeping? This was removed from the budget due to how large of an expense it is but it can be revisited
- o Many trees were removed which was only step 1, next step is replacement when budget allows
- o More weeding along trails
 - Alpha updated and refined their approach to weeds towards the end of this season, hope to continue increased mitigation in the future and continue to see a lot of improvement!

Adjournment @ 7:45 PM