

Harvest Creek HomeOwners Association  
Annual Meeting Minutes - November 1, 2023

1. Call Meeting to Order 5:02 pm
2. Budget Report - 2023 YTD Actual & 2024 Budget
3. Questions and Comments (Limited to 2 minutes per owner)
  - All postage fees from legal purposes get counted towards general postage
  - About 70 owners in arrears - majority of those are 2 -3 quarters behind, only 5 significantly behind
  - 9 liens filed
  - Management fee: SPP charges \$6.50/lot per month
  - City of Bozeman began supplementing park maintenance in summer of 2022 - Association dues went down from \$90 to \$75 as a result of them maintaining the open spaces. We still maintain parks and wetlands. [Map of responsibility here](#)
  - One of our biggest maintenance cost is stormwater - we are responsible for inspection and care of these areas
  - Alanah discussed how the Harvest Creek BoD election works and what constitutes a quorum and how the nonprofit act helps us get things done
    - We will mail out a ballot with all candidates in alphabetical order along with their biographies
    - Owners are encouraged to mail, email or drop ballot off by deadline listed on ballot
    - Ballots received by end of the business day on that designated day will all be counted, if a quorum is reached of 51% participation the seat will be filled
    - That is usually a high target so when a quorum is not reached we revert to the non-profit act which allows the board to appoint new members to the board and the candidate with the most amount of votes will be seated
    - Alanah's office will count the ballots
    - Confidentiality is almost impossible but we will do our best to keep people's selections private while still documenting for accuracy and transparency
  - Discussed feasible ways to get attendance and participation at meetings
    - Board will pursuit a hybrid approach with an in person and online option
    - Timing of meeting can be a little later for those who work
    - Because of our fiscal calendar this is the best time of year to review finances
  - It is sometimes necessary to pick and choose when the Board sticks to bylaws versus when they fall back on the non-profit act. They look at what makes the most sense/is most feasible, what allows things to get done, and what is in the best interest of the community
  - Arch/Design review
    - \$200 review fee to owner because making changes to your house or adding fences or altering landscaping etc are at the owner's discretion so it would not be fair to pull from the common funds to compensate for the time,

communication and organization that goes into these. It also would be impossible to account for in our management fee because there are years we get a lot of applications and other years we don't get many at all.

- Alana explained how Harvest Creek has a nice middle ground where it is fairly flexible while still doing a lot to make sure your neighborhood stays nice.
- No matter how many people we send out there or how many days we drive through unless we have someone there every day it would be really tricky to catch everything that goes in without an application. We absolutely do our best to spot things that look out of place and to make sure that what is going in has been approved and cross reference any discrepancies we see when we drive through. I hope that helps. We also do not make people pay that fee more than once.
- Enforcement
  - Drive through every 2 weeks so there is most likely stuff we miss - please report concerns in the interim
  - Start with warnings for all violations we see as context and nuance is almost impossible to get from these drive throughs. We ask owners to respond with any helpful information or with their plan. Please get in compliance or respond by the next drive through.
- Board appointed a board member vs having an election for 2 positions due to a vacancy
  - This was to fill the position as quickly as possible and keep operations of the community running
  - Allowed by nonprofit act
  - Terms are staggered so that there are not brand new Board Members all at once and while 1 person left early there is 1 seat opening as a result of the term ending
  - Vacated seat was appointed, termed out seat is being voted on
- Board has gotten bids on property management and has not found better pricing or service but welcomes bids
- Members could vote to lower the quorum? Alanah to look into it but doesn't seem to think there is anything prohibiting it
- Frequency and productivity of board meetings
  - 1 time a month - minutes posted on SPP's website
  - The board will consider an open owners forum at the start online before moving to a closed session
  - Held in Barbara Pastine's house
- Need 51% of owners to approve any change to the covenants
- 23% of properties in Harvest Creek are rentals
  - How to engage these owners and get them to be active participants?
- 2023- 2024 Park Maintenance
  - Extensive trail work and clean up planned for 2024
  - Bozeman Arborcare, Hillside Nursery, and BSS did a lot of tree trimming, and replacement and removal of dead trees this year
- Snow removal
  - Berms are unavoidable - the goal of snow removal is not to remove snow but to push it out of the main street

- To add every driveway apron would be \$5/diveway/push which would increase our plowing costs significantly
- Company doing snow removal is most affordable by far and has been doing the snow plowing since the inception of Harvest Creek
- City's snow plowing maps
  - [Plow Schedule](#)
  - [Responsibility Map](#)

4. Adjournment @ 7:27