**Harvest Creek Board Meeting Minutes**

**September 6, 2023**

Attendance

Barbara Pastine, President

Mike Roser, Treasurer

Scott Bosse, Secretary

Lindsay Frietas, Saddle Peak Properties

AGENDA

1. Discussion of audit

* Duane Moulton of Holmes & Turner completed the audit, which was focused on the alleged discrepancies the group of Harvest Creek homeowners raised at last year’s annual meeting. At first glance, the audit did not uncover any significant issues regarding missing funds. The audit cost $5,000.
* The board agreed that the audit results should be shared with the group of concerned homeowners in the coming weeks, prior to the annual meeting in November. This will happen via a one-hour Zoom call to which all the concerned homeowners will be invited. Duane Moulton will walk everyone through the audit results during this Zoom call, and people will have an opportunity to ask questions. We are targeting Sept. 25-28 for this Zoom call.

1. Discussion about late fees

* Saddle Peak Properties has a policy of charging a $25 late fee when homeowners are more than 60 days past due in paying their dues. Lindsay agreed to add language to the Harvest Creek page on the Saddle Peak Properties website clarifying the late fee policy. As of Sept. 14, this has not be completed (as far as Scott could tell).

1. Boulevard trees

* According to Lindsay, the city of Bozeman will cover part of the cost for residents to plant boulevard trees next spring.
* To incentivize Harvest Creek homeowners to plant boulevard trees next spring, the board agreed to set aside $5,000 from reserves to help homeowners pay for the cost of purchasing and planting trees. The recent boulevard tree census conducted by Scott found that there are approximately 98 missing boulevard trees in the Harvest Creek subdivision. The board will solicit feedback on this idea from homeowners at the annual meeting in November.

1. Board member elections

* Lindsay clarified that Mike Roser’s and Scott Bosse’s terms expire as of November. Neither Mike nor Scott intend to run for re-election, so there will be two open board seats that need to be filled.

1. Annual Meeting in November

* The board and Lindsay agreed to hold the annual meeting on Wednesday, November 1. This year’s annual meeting will be conducted via Zoom in order to make it easier for more homeowners to attend.