



GALLATIN HEIGHTS

**Gallatin Heights Board of Directors
Monthly Meeting
June 24th, 2024, 4:00pm-5:30pm**

Attending : Brian Ortega, Rebecca Cleveland, Terek Beckman, Laura Benson

Absent : None

Meeting Start : 4:00pm.

Agenda

XXXXXXXXXX's joined at the beginning of the meeting to explain their ARC concept.

- Review and approve meeting minutes from June 24, 2024, meeting
 - Proposed: Rebecca Cleveland
 - Seconded: Terek Beckman
 - Unanimous
 - Approved

- ARCs
 - Discussions

Address	Status
XXXX Stewart Loop	Denied – Large parking garage addition for shuttle company. Several variances, size, placement, yard, setbacks, commercial use – too many
XXXX Stewart Loop	Denied – too many structures on one lot. Already has an ADU and Shed and ARC was requesting a shop
XX Lisa Ann Ct	Denied – too many structures on one lot. Already has a shed and ARC was requesting an ADU and Kiosk
XXX Stewart Loop	DID NOT VOTE – ARC was for removing/ filling in a drainage ditch on their property. There is an easement, and the drainage ditch is not owned by the HOA/lot owner... therefore this question is for the County.
XXX Bryson	Approved – Solar Panels
XXX McCullough Drive	Approved - Fence
XXX Heights Circle	Approved – Solar Panels

- People currently interested in open board positions
 - XXXXXXXXXXXX
 - XXXXXXXXXXXX
- Annual Meeting planning
 - October 29, 2024 via Zoom
 - Poll via SaddlePeak for Board Member voting similar to how we did it last time
 - Rebecca will work on budget
 - Laura will work on agenda and get info to SaddlePeak for distribution

- Alpha Contract Renewal – no price increase – locked in for another 2 years for lawncare, irrigation, snowplow, and pet stations.
- Management Company
 - Discussions
 - Delinquency
 - \$24,000 outstanding in delinquencies - 4 liens, 13 accounts owing 2 quarters or more and 66 accounts owing 1 quarter
 - Brian will look into how soon we can file liens
 - Committee Updates –
 - Overview
 - Social
 - National Night out day – for First Responders – event in August. Big Park + Food truck
 - Communications – does not meet
 - CC&R - does not meet
 - Common Area
 - Northeast section of fence was approved, and deposit paid and it is pending scheduling
 - Request from the common area committee to pull \$35,000 from Reserve budget (current balance is \$66,000) for repairs based on a hierarchy of critical items (order of importance)
 - Discussions around the ranked items and which amounts were actual bids vs. estimates. Two of the listed maintenance items are hard bids, the rest are estimates
 - Concern is we have not deposited funds in reserves for 2 years. We have been paying for maintenance and repair items from operating as needed.
 - Our budget anticipated \$189,000 with a 8-10% delinquency rate and our expenses were \$185,000 so not much wiggle room- leery of using reserve funds in case of an emergency.
 - Rebecca had to drop off
 - \$15,000 to repair the barn as that and the fence have been the biggest and most outstanding repair items.
 - Laura seconded, Brian third. Approved.
 - Budget & Contracts
 - Met in July – we talked about the budget and the maintenance plan and the funds from the reserve account. Also the Alpha Contract
 - **Next Meeting:**
 - September 26, 2024 @ 5:00pm via Zoom
 - Meeting Closed – 5:26pm

Sincerely

Laura Benson, President