



www.saddlepeakproperties.com

PO Box 4240
Bozeman, MT 59772
Tel: (406)581-0142

*Make sure Saddle Peak Properties has your **current mailing and email address.***

IMPORTANT VOTE

The Board proposed an **amended Declaration and Bylaws** for CT Condominium to owners last year. Although over 90% of the votes received were “YES,” there were not enough votes to pass the amendments. The Board therefore is submitting the amendments for another vote during June.

The amendments are virtually the same as those proposed last year. Emails went out to owners with 3 separate proposals on May 10, 17 and 22. Each contained the original portion of the Declaration & Bylaws (see below), with amended sections & explanations. What’s different from the last vote?

1. The PROCESS: There will be only one meeting (to count the votes) and one ballot (that contains the three separate proposals).
2. The BALLOT will contain the three separate proposals.
 - a. One question seeks approval of amended Articles I-III and V-XIII of the Declaration;
 - b. A second question seeks approval of amendments to Article IV (leasing/rentals);
 - c. A third question seeks approval of amendments to the Bylaws.

VOTE
What? Amendments
Why Important?
When? By June 30

Water Use
Dogs
Annual Garage Sale
Reminders

3. An owner can vote “Yes” or “No” to each separate question on the ballot. If you have any concerns about one, you can vote “Yes” on the others.

The primary reasons the Board asks for a “Yes” vote to all 3 proposals are:

1. Currently, many parts of our Governing Documents do not comply with MT law.
2. Many provisions are incomplete or confusing. For example, our Bylaws provide for officers of the Board, with no description of the duties of each officer. Similarly, the duties and powers of the Board are not spelled out clearly in either the Declaration or Bylaws.

Mailings went out June 1 with A BALLOT & specific details for voting. **There is a locked box at the mailboxes, or you can mail it in the addressed stamped envelope provided. All ballots MUST BE received before June 30.**



Water Use

Our water/sewer bill is the third highest expenditure in the latest budget report, behind snow removal & this year's repair bills for ice dams & water damage. Go to the City's website for water conservation. Click on the *free products* to see what is available to reduce your water usage.

www.bozeman.net/departments/utilities/water-conservation/rebates



*Here are 6 easy things you can do to reduce **our** total bill and in turn save **you** \$\$\$:*

1. Check your toilets for leaks.
2. Take shorter showers.
3. Install water-saving shower heads & faucet aerators (free from the City).
4. Turn off the water while you brush your teeth or shave.
5. Check indoor and outdoor faucets for leaks.
6. Use your dishwasher only for full loads.



Uncontrolled Dogs

With increased use of our park, paths, and walkways, it follows that we would have more interactions with dogs being walked here. Try to document with a photo an encounter with a “problem” dog and/or walker, e.g., off-leash, especially those who are repeat offenders. Contact the City Animal Control Dept. at 582-2249, or go online to www.bozeman.net/departments/police/animal-control/animal-issue-report. In all cases, give as much detailed info as possible.

Annual Garage/Yard Sale



When: Saturday June 24, 9 a.m. to noon

Where: Garages/Yards of interested residents

Ad will run in the Bozeman & Belgrade papers & on a local garage sale site. Feel free to put up signs, but please remove promptly.

This is the only sale in CT Condos this year.

Reminders

It's far from the Christmas season, but we wanted to remind everyone that “seasonal” decorations placed on the exterior of units (including patio fence exteriors) or in the common areas (yards, beds, etc.) must be promptly removed after the season. So, this applies to Valentine's Day, Memorial Day, July 4th, Halloween, as well as Christmas. Of course, US flags can be flown year-round, but other seasonal decorations cannot stay year round.

While we're on the subject, too, remember that it's important to keep the common areas (lawns & driveways) clear of objects that will impede our hard-working contractors who mow the grass, trim the trees & shrubs, & plow the snow. Your cooperation in keeping all these areas clear is greatly appreciated.