

Traditions Homeowners Association

2023 Annual Meeting Minutes

October 18, 2023

1. 4:10 PM Meeting Called to Order - Quorum not confirmed
2. 2023-2024 Budget Review
 - a. Management fee going up slightly this year, hasn't been raised since we started management
 - i. Board decided against going out for bids for other management companies due to their satisfaction with SPP's service and pricing
 - b. Empty lots have one charge which then converts to a per door charge once building is complete
 - i. SPP will audit on Cadastral and make sure everyone is being appropriately billed
 - c. Insurance charges - D & O policy and Common area coverage
 - i. Because of lawsuit we had to prepay the Directors and Officers insurance back in 2021 for 2021 and 2022 so it does not show up on the actuals for those 2 years.
We have not received the annual bill for it this year and are checking with our agent regarding that.
 - d. Dues decrease possibility based on actuals from past few years - SPP to meet with Board and review
 - i. SPP will review groundskeeping pricing with the city taking over part of the parks and discuss what makes the most sense with the Board
3. City of Bozeman set to plow Traditions every Wednesday and Bozeman Site Services supplements on 2 inch trigger ([city map](#))
 - a. SPP working with Bozeman Site Services to decrease plow costs this season so there may be changes
4. Rentals/Short Term Rentals - no new ones allowed per new city ordinance but existing ones are grandfathered in
5. SPP and BoD to meet quarterly with an open forum at the start for owners to join followed by closed session with only the Board

6. Board Election - please contact our office if interested! We need help!
7. 5:00 PM Adjournment