

# Cottonwood News & Views

Newsletter of CT Condominium

Winter 2022  
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## Reminders

- ✓ Effective Jan. 1, dues are \$222/month. Please notify your bank.
- ✓ No overnight street parking - includes Palisade. Snow crew and service vehicles need access.
- ✓ Please keep Lindsay informed if your contact information, such as email, changes.

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## Your 2022 CT Condos Board of Directors

Mickey Smotherman, President  
Ladeen Arthun, Vice President  
Jim Seneker, Treasurer  
Laura Nichols, Secretary  
Jon Schmidt

Mickey is serving for a second year, his first as President. This is Jim's fourth year as Treasurer. Ladeen, Jon, and Laura are new to the Board. Thanks to all of you for serving!

## Jan. 11 Meeting Highlights

Committee assignments:

- Mickey: Long Range Planning
- Jim: Financial, Capital Improvements
- Ladeen: Landscape, Welcome
- Jon: Architectural

Jan. financials:

- DADCO \$116,031.65
- Stockman Money Market \$55,092.79
- Checking \$64,631.82

Architectural

- We have 3 proposals from painting companies for this year.
- Siding contract needs to be signed within next few months.

Landscaping

- Shearman is doing an excellent job this season (snow removal).

Treasurer's Note

The following is a



2021 Financials

brief summary of the CT Condominium financial results for the fiscal year 2021.

Our operating expenses for the year totaled \$332,556. Our budget for the year was \$326,200. While the total expenses exceeded our budget, \$8,238 of expenses were offset by payments from our insurance company for a claim for a sewer system failure.

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**(2021 Financials, cont'd.)**

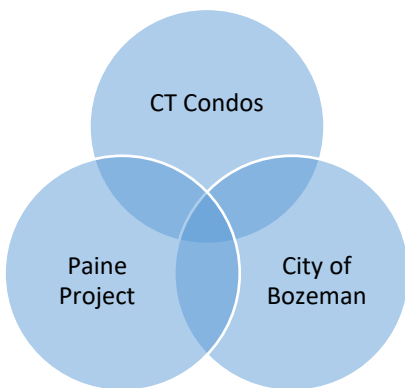
Some individual expense items slightly exceeded budget while others came in slightly under budget. Our income from association dues was fully collected except for less than \$500 in arrears which were paid in early 2022. Income from dues was \$352,970. Other income included the insurance claim payment mentioned above as well as \$2,700 in late fee income and a small amount of interest income. An additional notable item of income was a \$6,850 payment from the Certainteed Bankruptcy Court for a defective siding claim we submitted several years ago.

Insurance assessments were collected from all owners and insurance payments basically equaled the assessment collections of \$46,801.

We deposited \$74,400 from our total association dues income into our Capital Reserve account. We also deposited the siding claim payment mentioned above into this Reserve account. From the Reserve account we paid for \$78,693 of additional work, including \$13,129 for full exterior repainting of two structures, \$32,777 for full siding replacement of one structure and \$32,786 for seal coating of all of our streets and walking trail.

We ended the year with a balance of \$65,381 in our checking account and \$171,129 in our Reserve accounts.

--Jim Senecker, Treasurer



**Update on Paine Project  
(Six Range Condominiums)**

The Fall has been an interesting time in our community – at least we weren’t enduring an election season. Whoops, sorry I mentioned that.

A very large project first proposed several months ago – directly to the north of our existing 155 units – has been on the forefront of everyone’s attention. Matt Paine, of Paine Development Group, hosted a public meeting in October, in which he shared

information on his project and answered questions from the audience (most of whom were CT condo owners). As it turns out, his initial proposal was rejected on 10/14/21 as “inadequate” – which means it did not comply with all the City’s requirements to go to the next step, putting the project out for public comment.

Two of the major sticking points – both for the City Planning staff reviewing it and for CT condo owners – were the connections to Mill Creek Drive and Hanley Avenue shown on the Paine plans. Your Board has refused to grant Paine an easement over our property which would be required to make those connections, and the City has told Paine that is a problem, because the City wants his project to have access at those points. After it became clear that it would never happen, we understand that the City has backed off its demand that there be a connection to Mill Creek.

However, in a re-submittal Paine made in early January, his plans still show the connection to Hanley, despite the fact that it has been made clear to both Paine & the City that to authorize an easement at that point our CT community would have to approve an amendment to our Declaration (by a 75% vote!). Since we are not required to call for this vote just because Paine or the City asks us, the Board has no intention of calling for such a vote (because we believe that it would have no chance of passage). In addition, the latest plans show several other intrusions on our property for which Paine has not asked for our consent (and none has been given), so the Board has also notified the City of these problems with his plans. We have not yet received any responses, or other feedback, from either the City or Paine. When we receive it, we will be letting you know.

Meanwhile, we understand that many, if not most, of the CT Condo community object to the Paine Project’s overall design as incompatible with the neighborhoods surrounding it (including ours). We have heard from several owners urging the Board to forcefully object to the design on a number of grounds. However, the Board sees its role as protection of the property rights of the Association (such as the connections to Mill Creek and Hanley), and we and our attorney have been very vigilant and active in doing so.

## Paine Project (cont'd.)

In contrast, objecting to the "appropriateness" or "appearance" of the project, or that it might substantially affect our property values, involves very subjective judgments. Because it is impossible for the Board to represent ALL possible views on subjective issues, the Board encourages all owners to contact directly the City staff reviewing the project and let them know YOUR views and objections.

In order to mobilize as many folks as possible to register their objections, we have reached out to associations of owners who also live close to the project and asked them to share info with us, and us with them, so that folks can present as loud a voice as possible to those aspects which concern folks the most.

The Board will continue to ferret out information on the Six Range project and share everything we find out with you, so that YOU can individually take whatever action you think is necessary to object to aspects of the project that you don't like. Look for more information on the project, and how you can register your objections or make comments to the City Planning staff, in coming days. We will send it out by email (and snail mail to any of you for whom we don't have an email address).

The next Board meeting will be at 5:00 PM on 2/14/22, and all owners are welcome to attend (normal meeting date is 2d Monday of every month). The meeting is via ZOOM, and the link is in the agenda sent out in advance. Please join us!

--Mickey Smotherman, for the Board of Directors

### Committee on Amendments Meeting 1/24/22

This committee, comprised of Board members & several owners, was established to discuss, prioritize, & reach consensus on amendments to the Declaration & Bylaws of CT Condominium. The "big subject" amendments were prioritized as follows:

1. Staggered terms for Directors
2. Preserve or waive Homestead Exemption Rights
3. Treatment of limited common elements & limited expenses
4. Restrictions on rentals
5. Adoption of annual budget
6. Levy & collection of assessments
7. Powers & responsibilities of Board of Directors
8. Powers & responsibilities of Association (based on MT law)

## Neighbor to Neighbor

Hi, Neighbor!  
YOU! Whether



sell, or give away  
if you'd like to recommend a business/service that's done good work for you, let Lindsay know. The Spring edition of this newsletter is coming in the near future.

This space is for you wish to buy, an item or two, or

If you're a photographer or creative writer, this space is for you, too! Deadline for *all* submissions is **April 15** ☺.



### Joe's Home Repair, LLC

Miscellaneous home repairs. Services include but are not limited to:

- Furnace filter change
- Light bulb & smoke detector battery replacement
- Privacy fence repair & painting
- Shelving installation
- Garage organization
- Odd jobs

**Call Joe Hupka at 406-580-2075**

### Winter musings

Winters past seemed much stronger  
Rejoice, the days are getting longer!  
Each moment of sunshine a gift,  
We'll soon bid 'adieu' to Winter's shift.

