

## ANNUAL 2019 MEETING MINUTES

Tuesday June 4, 2019  
River Rock Community Center

Call Meeting to Order: 7:04 pm

Quorum was not met. There were 25 attendees, 17 proxies. Copper Bloom COA requires 51%.

### **This was an informational meeting only.**

Jean Kerr led the meeting going forward.

The 2018 annual meeting minutes were read by Sarey and approved unanimously by the unit owners.

### **Officer Report**

Jean spoke about the previous litigation between the Copper Bloom COA and Craig DelGrande. The lawsuit has settled and a settlement letter will be mailed as soon as it is received from Reece Law Firm.

Sarey spoke about the trash bins. It appears that the larger bins are helping with overflow trash. We are looking for a solution to assist everyone with opening the lids. We do not want to leave the lids open all the time. 4G Property Management will look into helpful ways to solve the problem. There is still unauthorized dumping happening. All owners please be aware of this problem and notify the Sheriff's department if you catch someone illegally dumping.

### **Election of Officers**

Sarey has one remaining year left in her term ending in 2020. Robin Anderson (61-4) has volunteered to be on the board and will run through 2022. Jean Kerr (31-1) also volunteered for another term which will end in 2021. Since quorum was not met, a ballot will be mailed to finalize the officer elections.

### **Property Management Report**

Todd from 4G Property Management spoke about the following maintenance issues:

- Elevators
  - The violations that were received from the State of Montana were discussed. They included: Burnt out light bulbs, no monthly inspection checks, elevator

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mechanical rooms not labeled. 4G has taken over the monthly elevator inspections, all elevator mechanical rooms are labeled and during monthly checks light bulbs will be replaced if necessary. This should alleviate any additional fines from the State of Montana.

- Fire Suppression Boards
  - Upon the annual testing of the fire suppression system, it is discovered that the boards are no longer being manufactured and if repairs would be necessary, the parts would not be available. Eventually the boards are going to need to be replaced. Fire Suppression is working on a bid for this project so that it can be budgeted for.
- Ice Dams
  - The ice removal in the valleys of the roofs was discussed. What is the solution to this problem?
- Decks
  - There was a lot of discussion about the decks and the need for most if not all of them to be repaired or replaced.
  - The claim with Trex is at a dead end as they need original proof of purchase. It was discussed that all owners need to take responsibility for the maintenance of their decks by shoveling them off in the winter.
  - A comment box will be on the ballot for ideas regarding this matter.
- Grounds Maintenance
  - Mowing has started. Red Dog Lawn Care has been contracted for 1 year of service. This includes snow removal as well. It was asked that everyone have some patience as the crews are learning the property and getting in a groove of maintenance.
- Parking
  - 4G Property Management will work with the board members to create some new forms to place on vehicles that are parked in resident parking without a proper parking pass.
  - What are some solutions to handle the overflow parking that is happening mostly on the weekends?
    - Do we put numbers on the parking spots for each unit and have the owners patrol their spot?
    - Do we collect license plate numbers for each tag to monitor if a unit is using more than one spot along the front of the building?
    - 4G Property Management keeps records of which parking pass belongs to which unit. No unit has more than 2 passes.
    - It was stated again that if you have more than 1 parking pass that you may only park one vehicle along the front of the building and the other must park along the back by the garages. Not in visitor parking.

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- A deadline for having all the old tags swapped out to the purple ones will be set and mailed out with the ballot.
- Financial Report
  - Kayla with 4G Property Management presented the proposed budget for 2019/2020. It was proposed by 4G Property Management that based on the expenses and the amount of income coming in that the dues be raised \$20/month/unit. The new amount would be \$160/month/unit.
  - Since quorum was not met the proposed budget will be sent out for a vote via mailed ballot.

## New Business

- Committees
  - 2 new committees were formed by owners to help with some things that need to be taken care of.
    - Bylaw Review Committee – The duties of this committee will be to review the bylaws and present to the board and the owners any revisions that they think need to be made. This committee will consist of:
      - Robin Anderson (61-4)
      - Laura Vojtek (71-2)
      - Carol Farris (111-11)
    - Design Review Committee – The duties of this committee will be to review any architecture changes to the complex or additions to the common areas of the complex and present to the board and the owners their suggestions. This committee will consist of:
      - Dale Hill (91-4)
      - Robin Anderson (61-4)
      - Ruth Bumgarner (111-11)
      - Bonnie Vandyke (81-1)
      - Laura Vojtek (71-2)
- Building Locks
  - It was discussed about how to secure the buildings. There have been a few instances where there have been transients sleeping in the water heater closets because the doors to the building are not locked. It is important for the safety of all the owners in the buildings that the doors be locked every time you use them. This will be discussed more and figure out a plan so that the building remains secure.
  - The water heater closets need to be locked. This will be attended to and taken care of. These areas along with the open areas in the hallways are not for storage. This is a fire hazard to everyone in the building. All items need to be removed by July 14<sup>th</sup> or it will be removed and disposed of. This will be the final written warning. If you have tenants in your unit please pass this along. It will be patrolled and items will be removed and disposed of upon discovery.

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**Meeting Adjourned: 9pm**

**\*\*Please notice the updated address to 4G Property Management:**

**203 W Madison Ave Ste E2  
Belgrade MT 59714  
406-388-3318  
[info@4gpropertymgmt.com](mailto:info@4gpropertymgmt.com)**