

BSCOA Annual Meeting Minutes

January 22, 2024 at 6:00 pm

Via Zoom

Board of Directors Present: Dave Kraft & Zach Waterman

Gallatin Creeks to Peaks Representation: Mike McDonough & Sarah Jones

Meeting called to order: By Mike McDonough at 6:15pm.

Attendance: 7 owners were present via Zoom

Mike called the meeting to order as the COA President was unable to attend.

Mike presented bids for retaining wall as requested during the annual meeting. As well as bids for much needed carpet replacement in 2220, 2242, 2240, and 2238. Carpet replacement would be considered a limited common element and would be billed back to the unit owners of the building. A payment plan is being discussed with the board. Payment may be required within 30 days after billing. There was also a bid for painting hallways for all buildings on an as needed basis. These would be done at Gallatin Creeks to Peaks discretion on all buildings. Currently money is budgeted for painting, but these would be considered a limited common element. Dave Kraft made a motion to approve the bids for the carpet and the painting, which Zack Waterman agreed with, but wanted to follow up with Randy to all board members to be on board for the motion.

Phil Ronniger mentioned, Section 5, voting interest and believes these items should be decision made by all owners instead of the board. GCP suggest reaching out to Alanah Griffith or Susan Swimley for clarification and guidance. Process and procedure of the bylaws were also discussed as the meeting was started by GCP and not a board member. A request was made by Phil for this to be a decision by all owners. The question of the reserve account and how funds are used came into question and if the funds would be used for future planned maintenance. Special assessments would be done to all unit owners to generate funds for any needed or emergency maintenance.

GCP recommended charging interest on past due owners out of compliance with the bylaws. This will better help with keeping funds available and budgeting items. When an owner does not pay the HOA covers those costs until they are reimbursed. This would include outstanding dues, assessments, and all fees and fines for violations.

GCP would also like to add something to the bylaws requiring vehicle information for all residents residing at Baxter Springs due to the limited parking.

Meeting Adjourned.

Please find the video of the meeting on the YouTube like below. Since the annual meeting was recorded by video, its entire contents are identified as the meeting minutes w/ the link.

<https://youtu.be/DOyqaMvJRGm>