

BSCOA Annual Meeting Minutes

December 30th, 2025 at 6:00 pm

Via Zoom

Board of Directors Present: Chairman and Secretary/Treasurer Stephen Biggs, board members Randy Nelson & Dave Kraft.

Gallatin Creeks to Peaks Representation: Mike McDonough & Sarah Jones

Meeting called to order: By Stephen Biggs at 6:00PM

Attendance: 13 owners were present via Zoom

Stephen called the meeting to order.

- Stephen started the meeting apologizing for the late notice of the meeting and the timing due to the holidays. The board of Directors had a meeting held on December 8<sup>th</sup> between Randy Nelson, Dave Kraft and Stephen Biggs. Stephen was elected chairman and secretary treasurer; Dave was voted vice chairman. This was suggested by Randy due to the past accusations from homeowners about not understanding where funds are being spent causing drama and scrutiny. Stephen stated he will be completing a detailed review of the accounting here in the future.
- A few other items discussed during the board meeting on December 8<sup>th</sup> was parking issues, Gallatin Creeks to Peaks assists to monitor all vehicles and resident info within the association to try and hold vehicle owners accountable or send notice if a vehicle is parked in the incorrect spot. Since this is an ongoing issue and there are not very many options in the Gallatin Valley additional parking spaces were suggested for potential future use. Pavement repairs are another issue the HOA deals with annually, irrigation leaks, and sprinkler or pipe damage.
- Building 2238 (L) has been having some siding issues requiring additional repairs that will bring added costs to the HOA. As well as siding and trim issues due to a large windstorm affecting 2226 & 2242. Retaining walls were also mentioned as these are an item the HOA has been focusing on due to the large cost of repair for these to be repaired or rebuilt on the north side of the complex. Other retaining walls within the complex are also in need of future repair but aren't as bad as the north end ones.
- Budget was then discussed and costs have increased. Insurance premiums have increased over \$20,000 per year. A few other line items were increased on the budget, this would include snow removal, reserve funds, a contingency fund for repairs of damaged buildings, and water cost. Owners can view the budget on these items and any other potential items that may have changed. Due to this increase it is necessary to increase the dues for all units to ensure these items are being covered. Especially as costs continue to increase. Dues will increase an additional \$180 per quarter per unit to take effect January 1<sup>st</sup>. Due to the late notice owners will be allowed to pay the increased amount from January 1<sup>st</sup> to April 1<sup>st</sup>. Stephen did warn owners of a potential

mid-year increase to make sure the HOA is staying on top of any unforeseen items. Dave mentioned he believed the increase was low and may not get the HOA to where it would need to be. The board stated they would reassess the budget in 6 months to see where the HOA is at.

- Delinquent accounts were discussed, noting that approximately five owners currently have past-due balances. In accordance with the bylaws and Board direction, Gallatin Creeks to Peaks will proceed with established collection measures, which may include filing or updating liens, assessing late fees and interest, and referring accounts to collections or foreclosure if balances remain unpaid. All related costs and services are determined by the Board and will be charged to the applicable delinquent accounts. Stephen stated that he would be contacting those owners that have delinquent accounts to discuss how the owners might bring their accounts up to date.
- Mike reviewed several budget-related concerns, noting that the current budget may be insufficient to adequately address future maintenance and repair needs. He expressed that a larger increase may be necessary to ensure long-term funding for anticipated projects. The HOA has been addressing repairs and assessments related to the north retaining wall for several years, and additional retaining walls throughout the complex are beginning to show signs of failure. Photo documentation of these conditions was completed and provided to the Board following the meeting. Mike also discussed an incident that occurred on Christmas Eve following a significant windstorm. Emergency calls were received regarding siding that had detached from the building. Due to the holiday, a vendor was not immediately available to complete repairs; however, owners requested immediate action. Stephen indicated that a neighbor had mentioned concerns about the siding prior to the storm, though Gallatin Creeks to Peaks has no record of receiving notice of this issue. Mike further noted that roof damage was also observed as a result of the windstorm. Gallatin Creeks to Peaks received written direction from the Board following its December 11 meeting indicating that monthly dues would increase by \$30. At the Board's request, a revised budget reflecting this increase was prepared and provided. Gallatin Creeks to Peaks has maintained ongoing communication with the Board since late October regarding these matters and has shared the relevant information as it became available.
- Patio guidelines were discussed, as the bylaws establish rules and regulations governing patio use and what items may be placed or displayed. Gallatin Creeks to Peaks proposed adopting specific enforcement guidelines to ensure owners and tenants are held accountable. Per the bylaws, no items may be hung from the exterior of the building or from the decks or patios above. Items hung on exterior surfaces pose a risk of water infiltration and potential structural damage. Several owners who consistently comply with the patio guidelines have previously expressed concerns regarding noncompliant patios, noting that while they make efforts to keep their patios clean and orderly, other patios "look like a thrift store." The Board confirmed that all owners are held to the same standards and that failure to comply with the patio guidelines may result in violations, fees, and fines.
- Ring doorbell cameras were discussed following reports of owners and tenants placing cameras in common areas. Installation in common areas is prohibited due to privacy concerns and

compliance with applicable laws and regulations, particularly where cameras may capture activity inside other units.

There being no further questions, the meeting was adjourned. A video recording of the meeting is available at the link below. Since the annual meeting was recorded by video, its entire contents are identified as the meeting minutes w/ the link. <https://www.youtube.com/watch?v=hUN5Xp6Czds>