



Cattail Creek COA Annual Owner's Meeting October 24, 2018 Approved Minutes

- 1) Call To Order:
- 2) The Board members were introduced. Sue Greeno, Neil Ramhorst, Randy Sullivan, Jay Blaske, Angie Matsen, Katherina Freche, and Joe Sands were present. Jaymie Larsen represented At Your Service HOA Mgmt, Inc.
- 3) Benjamin Davis was a guest speaker from the DNRC. Benjamin spoke on the water quantity/levels within the Gallatin Valley. They are seeing a trend of violent spring runoff causing flooding with a drying up of ponds and creeks due to the continued development in the Gallatin Valley. Cattail Creek Community Association does not own the water rights for the subdivision. Sandan, LLC is the water right holder.
- 4) Sue Greeno explained the meeting procedures and what the owner's packets contained.
- 5) The 2017 annual meeting minutes were mailed to all owners and posted to cattailcreekhoa@gmail.com therefore it was decided they would not be read. Scott Hoag voted to approve the 2017 minutes. Sally Sullivan seconded the motion. Motion passed. It was discussed that future minutes will be emailed to the owners present at the annual meeting for review and discussion and then the Board of Directors will approve the minutes prior to posting to the website.
- 6) No applications were received prior to the meeting for director positions and no volunteers from the audience came forward. Jay Blaske interviewed Sue Greeno and Neil Ramhorst.
- 7) Election of Directors was held by ballot vote. Sue Greeno and Neil Ramhorst were re-elected to the board of directors.
- 8) Committee Reports
- 9) Randy Sullivan presented the Design Review Committee members Angie Matsen, Sharon Growney, and Intrinsic Architecture as well as himself. The committee reviews and approves new construction in the subdivision to assure compliance with the regulations. There have been 15 new projects for construction and several Form C submittals since October, 2017. The projects consisted of three 4-plexes on Warbler Way, Catron, and Fen Way, one 3-plex on Warbler Way, one project with two-duplex apartments on Fen Way, five projects totaling 8 additional townhouses in the Parkside PUD, and 5 single family homes.
- 10) Neil Ramhorst presented the Enforcement Committee Report:
 - a. 3395 Sora Way – Trailer litigation. The association was paid \$17,299.57 for attorney's fees, court costs, and interest associated with the trailer litigation.
 - b. 2988 Blackbird Dr. – Following a three day judge trial in February of 2018, the court found that the Cattail Creek Community Association was entitled to injunctive relief. Following a hearing in June of 2018, the court found the association was entitled to recover its attorney's fees and awarded the association \$88,532.50 with interest to accrue at the rate of 7.5% per year. On September 14, 2018 The Defendant filed a Notice to Appeal with the Montana Supreme Court.
 - c. The board has published a fine schedule that was in the annual mailing packet. It is posted to the website. It will go into effect as of November 1, 2018. Please note that some of the procedures now give a two week grace period instead of a three week grace period. Currently, the management company drives through the neighborhood onetime per week and issues notices for infractions. If you have a complaint about dogs off leash or an owner not picking up after their dog, please, take a picture of the incident and email it to cattailcreekhoa@gmail.com along with the residents address. A courtesy notice will be mailed to the address of the resident.



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11) Sue Greeno presented the Parks Committee Report:

- a. There was a large turn out last spring for the "Earth Day" park cleaning. Thank you to everyone who participated.
- b. The picnic shelter is complete. Landscaping rock and plants will be added around the perimeter either this fall or next spring.
- c. Confluence consulting has been hired to manage the remediation of storm water detention pond #4. It is located on Catron by the burgundy condos. It will be surveyed, excavated, and landscaped considering the type of soils present and the water table level. We hope to make the stormwater pond attractive to passersby and the wildlife as well as regain the required amount of volume.
- d. Roundabout – After working with the City of Bozeman for about a year, we were told we had to install a 12 foot runway of concrete to the manhole in the middle of the roundabout so they can drive a pumper truck to the manhole. This would cost an additional \$8500. We have decided to pull the dead vegetation out of the roundabout and fill in some of the rock for now.

12) Jaymie Larsen gave presented the Bylaws and Covenants revision report:

- a. The attorney is preparing a document that we will post to the website when complete, tracking all changes. The board plans to set up ownership meetings in January and March for the purpose of getting input from the ownership before moving forward with a mail in ballot vote. We will need all to participate by voting and mailing in their ballots. If anyone needs an alternative means to review documents please call us and we will work something out for you. We have spent a lot of money on attorney's fees and will need everyone's participation so this doesn't fail. We will give notice of the meeting dates and times in the annual dues mailing.
- b. Neil Ramhorst, Treasurer presented the 2017 Year End Financial Report, 2018 January to August YTD Report and the 2019 Proposed Budget. The annual dues will remain the same at \$200 for single family units. The new unit count as of 9-1-18 is 799. Discussion took place and Mark Greeno Motioned to approve the proposed 2019 budget, Susan Luebbe seconded the motion. Motion passed.

13) Owner comments:

- a. Several owners expressed their concern for garbage cans being left on the street after collection.
- b. An owner expressed his concern for the director ballots allowing for a NO vote, and that children were not allowed to attend the meetings.
- c. Owners also expressed their concern over other owners not picking up after their dogs and allowing them to walk off leash.
- d. An owner requested the board look into acquiring the water rights for Cattail Creek.