

Southbrook Board of Directors Meeting November 4, 2024

The Board of Directors Meeting was held at the home of Jorie Hanson.
Present: Jorie Hanson, Bob Davis, Esther Fishbaugh, Karen Boich by phone,
Bill Jones, Nancy Stetter.

Jorie Hanson called the meeting to order at 6:15 pm.

I. The first order of business was to approve the Minutes of the Board Meeting on August 26, 2024, which was approved by unanimous approval.

II. Property Manager, Bill Jones, handed out a copy of the projects he has done since the last meeting:

- a. Deck repair: 2 railings, 1 second floor deck, 1 third floor deck paid by owner, 1 third floor stain paid for by the Southbrook Association.
- b. Fireplace inventory complete.
- c. Final painting touches being completed.
- d. Owner-paid garage access door plan on south wall for #55 approved, with assurances of cement step and careful treatment of sprinkler system and electrical wiring.
- e. Sprinklers blown out by Martin Bray; solenoid problem between 79 & 80 to be solved in the spring
- f. Calvin is finishing chimney caps.
- g. Bulb replacement including replacement of broken light covers.
- h. Puddles @ 80, 81, 82: Chance Ellis (High Country Paving) will definitely fix in the spring.
- j. Fertilizer and weed control done by Aspen Meadows Lawn and Landscape (recommend another treatment in the spring).
- k. Gutters still need cleaning; discussion of gutter covers next year, estimate needed.
- l. Bids on stairway for 27-30: Moved by Bob and seconded by Esther and unanimously approval for accepting bid of \$18,850 by Milesnick Welding to be done in the spring.
- m. Consider maintenance on asphalt next year.

III. Treasurer's Report by Esther Fishbaugh.

- a. A copy of the budget and actual expenditure was handed out.
- b. Esther addressed the expenses and said Southbrook financial situation to date was in line with the approved budget.
- c. However, the dues will need to be raised, at least on a temporary basis, in order to pay for several projects that need to be done next year.

VI. Other Business

- a. Jorie Hansen, Bob Davis and Karen Boich will be retiring at the end of their terms on the Board of Directors in the Spring.
- b. Brian Tudor, Bob Davis and Patti Britton will help do a search for new candidates.
- c. Bob Davis reported on improvement for posting Minutes on website.
- d. The Board asked Nancy Stetter to investigate small storage units for archive storage.

VII. Complaints

- a. Owner reported that some items were stolen. The Board determined that Southbrook is not responsible.
- b. A discussion regarding security cameras ensued, and it was concluded that Board approval was not necessary.
- c. Personal items are not allowed to be stored in common areas. Large piles of wood have been noticed in the complex.

VIII. The next Association Meeting will be held on March 3rd at the Bozeman Community Church at 6 pm. if available. Nancy will check with the church and if that date is not available, a subsequent date will be selected.

XI. The next Board meeting will be held on Tuesday, January 14, 2025, at the home of Jorie Hanson (#63) at 6 pm.

X. Bob Davis made a motion to close the meeting and Karen Boich seconded the motion, which was approved unanimously. The meeting concluded at 8:20 pm.

These Minutes were taken by Nancy Stetter, Resident Manager