

Buffalo Stage HOA Annual Meeting Minutes – November 3, 2022

Location: Edgerton Elementary School Cafeteria

Attendance:

Board: Katy Brimhall (President), Erik Fisher (Vice President), Kim Johnson (Ad Hoc), and Judy Stack (Ad Hoc), Dave Roberts, Western Mountains Property Management

Members: Franklin, Harris, Rinehart, Schatz

Introduction

- I. Erik Fisher called the annual meeting to Order at 7:00. As we currently are in need of a board secretary, Erik will lead the meeting while Katy Brimhall fills in the secretary position.
- II. All current board members were introduced.
Katy Brimhall, President
Erik Fisher, Vice President
Kim Johnson, Ad Hoc
Judy Stack, Ad Hoc
Carmen Hemmer, Ad Hoc (away with a family emergency)
Dave Roberts from Western Mountains Property Management. Dave and his team prepared the packets of information for everyone and will present our financials.

District 5 requested Facility Use Waivers be signed and submitted for public meetings held on their various properties. Be sure to sign in with Dave and fill out a waiver before you leave tonight.

- III. Call for review of 2022 minutes.
 - a. Past meeting minutes are available on our website or you can request they be emailed to you from WMPM.
 - b. Erik called for a motion to approve the 2021 Annual Meeting Minutes. 1st motion made for approval. Second motion for approval provided. **2021 Annual Meeting Minutes approved**

OLD BUSINESS

- I. We are keeping AAA Lawn care for the 2023 season. They are competitively priced, do a great job, are easy to work with, and we are happy with their performance during the last 3 years. Cost for 2023 will be \$1500, a slight increase from the \$1400 for last season.
- II. Reflection posts will be placed at all storm drains and fire hydrants.

- a. Also remember to keep mailboxes clear of snow. The post office won't deliver mail if there isn't 10 horizontal feet on each side for their trucks and drivers. We also need to keep it clear for our elderly neighbors. If you have a spare 10 minutes to help, we would all appreciate it.

III. Covenant Infractions/Violations

The fine schedule remains unchanged from when it was approved at the 2021 annual meeting. To reiterate, the fine schedule is as follows:

1st letter: notice of violation.

2nd letter: notice of violation and that 3rd violation will result in a \$50 fine.

3rd letter: notice of violation and \$50 fine and notice that 4th violation will result in a \$75 fine.

4th letter: notice of violation and \$75 fine and notice that subsequent violations will result in \$100 fine.

All subsequent violation letters sent with \$100 fine.

A member brought forth if this the fines are high enough to deter infractions. The Board will review the violation schedule and talk with WMPM to determine if this is still a feasible and functional fine schedule.

IV. Annual Garage Sale

- a. The HOA sponsored the annual garage sale on August 13th. This was our fourth year and it was our most successful garage sale with 37 homes participating.
- b. The 2023 annual garage sale will be Saturday, August 12, 2023. We're going to keep it as the second Saturday of August each year.
- c. Please note that all HOA members are welcome to host independent garage sales at their expense, but we ask you to only have 2 per year aside from the annual garage sale as respect towards your neighbors.

V. Financials

- a. Dave Roberts started with comment about Fairway Blvd subdivision. This home had a vehicle stolen from inside the garage. KPD is investigating the situation. There have been issues with people ringing doorbells also in surrounding neighborhoods. Another neighbor in Buffalo Stage had parts of their vinyl fence knocked down.
- b. As of September 30th \$17,631.21, in the bank. Negative receivable was credit balance of that amount.
- c. Profit and Loss shows Oct 2021 – Sept 2022 \$40,725 assessment fees. Capital credit from electric company. \$525 worth of fines in the last year.
 - i. A homeowner said the \$525 wasn't a lot. Dave stated they only go through once a week. Suggested homeowners please call WMPM. There are possibly more fees that weren't paid.
- d. Total gross profit was \$41,405.01
- e. Total expenses were \$29,005.04.
- f. Net income/surplus was \$12,399.97

- g. Surplus was because of the increase in dues. We will have more repairs as our neighborhood continues to age, so it's good to start building reserves.
 - i. Homeowner Question: Any projection or future projects proposed for the Board to consider? Dave said not at this point mostly because you never know which projects will come up or take priority.
- h. Jim from AAA will come and clear the fallen branches from the heavy snowstorm November 2nd.
- i. Homeowner Question: How many homes are in the Buffalo Stage and how many don't pay their dues?
 - i. 167ish homes in our neighborhood and all but probably 2 or 3 homes don't pay their HOA dues. No plans to increase dues. Dues increasing is especially a concern with homeowners on fixed incomes.
- j. Erik called for any questions or comments regarding old business? None brought forth.
- k. Erik called for a motion to approve the Old Business agenda items. 1st motion made for approval. Second motion for approval provided. **Old Business items approved.**

NEW BUSINESS

- a. Erik stated the Board welcomes all concerns and questions from all Members.
- b. We are no longer using Facebook unless our new secretary wants to take that on. We only had a couple of followers on Facebook, so it doesn't appear to be an effective communication tool for our Board / subdivision.
- c. We have a new website: <https://buffalostagehoa.org> which is managed for us by WMPM.
- d. Our email remains: buffalostageboard@gmail.com

II. HOA Dues

- a. Annual Dues were approved at the 2021 Annual Meeting to increase to \$250 from \$175. Our accounts were behind so an additional bill for \$75 was mailed to all homeowners along with the 2021 Annual Meeting Minutes.
- b. As Dave stated earlier, we are finally in the black and there will not be an increase to the annual dues.

III. Frontages

- a. Frontages have been better this year with minimal issues.
- b. Several fine letters were mailed each week regarding garbage cans, boats, trailers, lived in campers, etc.
- c. Placement of sheds, painting of homes, roof replacement, installation of fencing, etc. needs approval from the Board. There has been more communication with the

Board and homeowners regarding outside of the home upgrades, which we greatly appreciate.

- d. Lastly, please contact the Board and review your Covenants before beginning outside home improvement projects.

IV. Campaign signs

- a. Per the 2015 Montana state law regarding placement of political signs, HOAs can only regulate the sign size and amount of signs placed per yard.
- b. The Buffalo Stage HOA revised their Rules and Regulations in February 2016 to state only 1 small political sign is allowed per yard and is only allowed to be placed for 30 days prior to an election. It must be removed within one week of an election.

V. Rentals/Landlord Responsibilities

- a. It is the responsibility of landlords to convey the Covenant rules to their tenants. Most of the violations this year have been by tenants (trailers, boats, etc.).
- b. There is also City code regarding short term rentals. An Administrative Conditional Use Permit from the Planning Department is required for all rentals less than 30 days. It is your responsibility to review Kalispell Municipal Code 27.20.095 Short-Term Residential Rental Standards and follow them.
- c. Please also make sure the Board and Western Mountains Property Management has your current email and mailing address, especially if you are a landlord and do not live on your property.
- d. If you and your tenant agree, they may want to have direct contact with the Board via email or WMPM.

VI. Current Board

- a. The current Board members are: Katy Brimhall, President. Erik Fisher, Vice President. Judy Stack, Ad Hoc. Kim Johnson, Ad Hoc. Carmen Hemmer, Ad Hoc.
- b. We are looking for a new Secretary and/or Treasurer. Please talk with one of the board members after the meeting if you are interested or know someone we can contact about the position.
- c. Please remember that we are a volunteer-based board and are fellow neighbors. We want the best for our community and are not the rule enforcers. That's why we pay for a property management company.
- d. The Board also does not endorse any online neighborhood programs, apps, or groups. All communications from the Board come directly from WMPM or the Board email.
- e. Erik put forth a request for motion to retain current members of the Board. First motion made to retain current board members. Second motion provided. **Current Board Members approved.**

- VII. Erik continued regarding the positive responses and feedback the Board received in sending out the 2021 annual meeting minutes, despite the fact they included a bill for additional \$75. Many homeowners said they'd never read the annual meeting minutes, which were provided at annual meetings (and they didn't attend the meetings). We will send out the 2022 annual meeting minutes again this fall. They will also be posted to our website when completed.
- i. Kim Johnson has been contacting homeowners for current Email addresses and/or phone numbers were contacted. She was able to get about a dozen new emails and corrected numbers.
 - ii. Erik called for any questions or comments regarding new business?
 - 1. The issue of dog poop at Edgerton was brought forth. Katy responded that she has been in contact with the principal of Edgerton Elementary School, Jen Stein. Principal Stein relayed that she observed it was people who drove to the school to let their dogs / children play and wasn't caused by what appeared to be residents of the neighborhood or it was honest mistakes in not picking up after their dog / not observing their dog's bathroom behavior. She said the issue has improved and doesn't appear to be something Buffalo Stage HOA needs to handle.
- a. Erik called again for any questions or comments regarding new business. None brought forth.
 - b. Erik called for a motion to approve the New Business agenda items. 1st motion made for approval. Second motion for approval provided. **New Business items approved.**
- VI. Erik thanked everyone for their time and input and called for a Motion to adjourn. First motion to adjourn made. Second motion to adjourn provided. 2nd motion was made.

Meeting adjourned at 7:36pm.