

# Annual Meeting Minutes – November 11, 2024

## Location:

Edgerton Elementary School Cafeteria

## In Attendance:

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

**Members:** Cuthbertson, Fisher, Hailstone, Hanson, Harris, Hollo, Franks, Mower, Nelson, Powell, Rinehart, Schatz, Sorensen, Wilson

## Introduction

Katy Brimhall called the meeting to order at 7:01 PM. She introduced Erik Fisher as who would lead the 2024 Annual Meeting and she would act as HOA Secretary due to that Board position being vacant.

Erik Fisher thanked everyone for joining the meeting. He introduced the Board Members in attendance and Dave Roberts from WMPM. Dave and his company prepared the packets of information and we are grateful for their continued support of our Board and the Buffalo Stage HOA. We recognized the new owner of WMPM, Lindsay Freitas, who was unable to join us for the Annual Meeting. The Board has met her and looks forward to working with her. She will be working with Dave over the next year as he transitions to retirement.

School District 5 continues to require a facility use waiver to be signed for those in attendance. We're grateful to Edgerton Elementary for the use of their space.

Erik called for a review of the 2023 annual meeting minutes. Along with the November letter from WMPM, and all homeowners were notified the minutes, Covenants, and Bylaws were available for review at our website [buffalostagehoa.org](http://buffalostagehoa.org)

Motion called to approve the 2023 Annual Meeting Minutes. 1<sup>st</sup> motion made for approval. Second motion for approval provided. **2023 Annual Meeting Minutes approved.**

# Old Business

## Lawn Care

The Board is keeping AAA Lawn Care for the upcoming 2024-25 season. The company is competitively priced, easy to work with, and have continued to provide satisfactory work during the last 3 years. They currently mow along Whitefish Stage, Granrud, and the water retention pond. They also spray and fertilize once or twice a year.

We will have RTD continue to manage our snow removal along Whitefish Stage and Granrud. Last year we budgeted \$5,000 and approximately half that due to it being a light snow year. We will wait and see what snow removal costs this season.

## Reflection Posts & Mailboxes

The reflective posts were placed around storm drains and fire hydrants in the neighborhood in previous years. Due to those increasingly going missing or being broken, the HOA won't be placing the reflective posts this year throughout the neighborhood. Homeowners are welcome to place reflective posts on their own properties.

Erik requested all homeowners continue to help clear snow and debris from fire hydrants, sewer drainages, and mailboxes during the winter. He also reminded all homeowners that the post office will not deliver mail if there are not at least 10 horizontal feet clear of snow on each side of the mailbox for their vehicles and drivers. We must also do our part to ensure our elderly neighbors have easy access to the mailboxes. If you have a snowblower and a few extra minutes, please help out.

## Covenant Infractions & Violations

The updated fine schedule approved during the 2020 Annual Meeting will remain the same for this next year. The fine schedule is:

1<sup>st</sup> letter: Notice of violation

2<sup>nd</sup> letter: Notice of violation and the 3<sup>rd</sup> violation will result in a \$50 fine.

3<sup>rd</sup> letter: Notice of violation and \$50 fine and the 4<sup>th</sup> violation will result in a \$75 fine.

4<sup>th</sup> letter: Notice of violation and \$75 fine and subsequent violations will result in \$100 fine.

After \$500 in unpaid fines are incurred, a lien is placed against the house.

Homeowner Question: What are the timelines for receiving infractions?

Board Response: Timing is typically one week. However, WMPM will usually let an infraction slide for a week or two before sending a letter unless they hear from another Buffalo Stage Homeowner about an issue.

WMPM's number is 406.257.1302 or you can email them at

[Dawn@westernmountains.com](mailto:Dawn@westernmountains.com) and Lindsay Freitas [lindsay@westernmountains.com](mailto:lindsay@westernmountains.com).

The Board's email is [buffalostageboard@gmail.com](mailto:buffalostageboard@gmail.com). Erik reminded all homeowners if you email WMPM to also CC the Board otherwise we aren't aware of any issues.

Dave also notified all homeowners that soon we can all submit work orders, comments, or complaints through the WMPM website [www.westernmountains.com](http://www.westernmountains.com).

## **Annual Garage Sale**

The 2024 Annual Garage sale was again a success. It was the fifth year we've hosted the garage sale. While it was our lowest participation garage sale (approximately 2 dozen homes participated) it was the most attended by the community!

The 2025 Annual Garage Sale will take place on Saturday, August 9, 2025. The Board plans on keeping the annual garage sales on the second Saturday of August. Homeowners are welcome to host garage sales independent of the annual sale. The Board asks that you limit your sales to no more than 2 per year, to respect your neighbors and overall aesthetics of the neighborhood.

## **Financials**

The annual dues were increased from \$175 per year to \$250 at the 2021 Annual Meeting. There is no need to raise the dues at this time. Therefore the annual dues will remain at \$250.

As a reminder, homeowners are now able to pay online through our website but you can still mail in a check if you prefer.

Homeowner Question: When are the Dues due?

Board Response: 30 days from date of receipt. However it's marked December 30th on this year's Invoice, which may be a typo.

Homeowner Discussion & Questions? Any other old business items to discuss?  
None brought forth.

Motion called to approve the 2023/2024 Old Business topics. 1<sup>st</sup> motion made for approval. Second motion for approval provided. **2023/2024 Old Business topics approved.**

# New Business

## Financials

We're excited to have online bill pay this year. You can pay fines or Dues on our website. There is a fee for paying online. \$4 bank account transfer, \$9 debit card, and \$3.95 + 3.76% of transaction amount for credit cards. Checks are also still acceptable forms of payment at no additional fee.

We have moved from Glacier Bank to Stockman Bank. Stockman Bank offered the online payment option as well as the possibility to open a CD with our surplus funds. They also offer better percentages for our accounts.

Dave mentioned that it is also easier for the secretaries at WMPM to immediately deposit checks through Stockman's online banking.

The Board is looking at putting \$10,000 into a CD if we continue to have excess funds.

The Board is again requesting a homeowner to step up and join us in the Treasurer position to help us and WMPM manage and oversee our finances. Currently Erik and Katy oversee those with WMPM.

Potential upcoming expenses to the HOA are the sprinkler system, which is at least 25 years old. We continue to nurse it along with repairs each season. We are appreciative to the neighbors across from the Buffalo Stage entrance who pay the electricity and water for us (they get a discount in their HOA Dues). Other expenses are the unknown snow removal costs each year and potential repainting, possibly redoing completely, the two Buffalo Stage entrance signs, which have a couple more years due to seasonal wear-and-tear.

Homeowner Question: What's the vision for the surplus over time?

Board Response: Currently expenses are for wind damages to trees or landscaping maintenance. We'd like to redo the entrance signs, as stated earlier. We are also anticipating requests from homeowners (examples included: sidewalk repairs, all sidewalk snow removal). We would love to have more homeowners join the Board to help us figure out potential expenses and ways to invest in our neighborhood.

The HOA is doing well financially. As of September 30, 2024 net income is \$10,213.23 (roughly \$5k more than this time last year). Retained earnings of \$14,026.39. Our total liabilities and equity is \$24,239.62.

Homeowner Question: How many homes are in our HOA? What's our income from Dues?

Board Response: 166 homes. So potentially \$41,500 if all homeowners paid their Dues.

Homeowner Question: Can we have a 4 year plan from the Board each year listing out possible expenditures.

Board Response: Yes, if we become aware of large, upcoming expenditures we will publicize that information. We would also appreciate another homeowner joining the Board to help us recognize, map out, and plan for future expenditures.

Homeowner Question: Who helps with sidewalk maintenance?

Board Response: The City will match the homeowner 50/50 on repairs. Potentially we could do 50% from the City, 25% from the homeowner, and 25% from the HOA. In the meantime, the City and homeowners can continue marking uneven sidewalks with spray paint. Sometimes the City will grind down uneven breaks so there isn't such a blunt edge.

Request for additional questions or comments regarding financials? None raised.

Motion called to approve the 2023 Financials. 1<sup>st</sup> motion made for approval. Second motion for approval provided. **2023 Financials approved.**

## **Vehicles**

We've had an issue of vehicles remaining on streets for long periods of time, whether they are for sale or just being parked. This is especially a concern on curved sections of our neighborhoods or near mailboxes. City regulations state vehicles are not allowed to stay in one place on the city street longer than 72 hours. Especially with leaf pickup / snow plowing / winter road conditions, we need to be more aware of this City regulation.

The City picks up leaves every Wednesday until November 20th, or until snow prevents their pick up. They'd like the leaves in straight piles/lines approximately 1-2 feet from the gutter. They are unable to pick up most leaves if cars are parked over or around the leaves.

Article 3, section VEHICLES of our Covenants states: Mobile homes, motor homes, trailers, unlicensed or unsightly vehicles, shall not be parked or allowed to remain along roadways or on the property. Motor homes, trailers, pickups carrying campers, pickup campers not in use, boats and boat trailers shall be placed in a garage or other location where they are screened from view of the residences.

As a reminder, over 5 years ago the Board required boats and trailers not to be parked in driveways or roadways longer than 24 hours. To note, if you are doing maintenance or need to park it longer than the 24 hours, notify WMPM and the Board and usually permission is granted so you won't receive a fine.

## **Wandering Pets**

The HOA Board is aware of several issues with dogs and cats running around the neighborhood.

Please note in Article 3, ANIMALS states: No animals of any kind shall be raised, bred or kept on any lot excepting that dogs, cats and other domestic animals may be kept and raised but not for commercial purposes. Permitted animals must be confined to the lot of their owner and not permitted to run at large.

WMPM has sent several violation letters to Homeowners, some with fees, and some homeowners have had the City contacted regarding their free roaming pets.

Cats are more difficult to control. You can speak with your neighbor or contact WMPM if the issue persists.

## **Campaign Signs**

Please be aware of our updated HOA's campaign sign rule:

The Buffalo Stage HOA revised their Rules and Regulations in October 2024 to state any political signs are only allowed to be placed for 30 days and must be removed within one week of an election. An HOA is not allowed to determine the amount or size of election signs.

## **Covenant Rewrite Committee**

We are proposing to form a committee to rewrite and update our Covenants, which would unify all 166 residences into one document. Currently we have 5 separate, but similar covenants for the HOA. As new members move in, the neighborhood ages, and owners are needing to have repairs done on fencing or homes, it is proving more challenging for the Board and homeowners to follow the Covenants depending on which phase they're located in.

This committee would be responsible for:

- Meeting / communicating monthly with each other, the Board, and WMPM

- Creating a timeline for completion
- Going door to door (possibly multiple times) getting homeowner approval (75% approval required) and homeowner suggestions on edits/additions to the covenant rewrite.
- Rewriting the covenants into one document in the same spirit and good faith of our current covenants
- Considering thoughtful and necessary changes to the covenants to make them current (examples: roof materials, rental/vrbo requirements, fencing requirements, etc.)
- Presenting the changes to homeowners (via in person, email, or mailing) prior to the 2025 annual meeting wherein we would vote to approve the new Covenants and file them.

Homeowner Question: How much would this cost if we hired it out?

Board Response: \$10-15,000 if we used an attorney, which is why we want to make it a homeowner driven project. We can't in good faith put forth that much money just to have it be voted down. So ultimately, we hope our costs would only be for recording the final Covenants with the Clerk and Recorder office and WMPM administrative fees.

Dave brought up that HOAs aren't allowed to make rules that prove onerous to homeowners and that some homeowners would be exempt if they don't agree to the new covenants.

## **Current Board**

The current Board members are: Katy Brimhall, President. Erik Fisher, Vice President. Judy Stack, Ad Hoc. Kim Johnson, Ad Hoc. As stated before, we are still in need of a Secretary and / or Treasurer. Please contact the Board or WMPM if interested or know of someone we can contact.

The Board is 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.

The Board does not endorse any online neighborhood programs, apps, or groups. All communications from the Board come from WMPM or the Board email.

Motion called to approve the current Board Members. 1<sup>st</sup> motion made for approval. Second motion for approval provided. **Current Board Members approved.**

Call for additional New Business questions or concerns or items to discuss?

Homeowner Question: Is there a way to have AAA weed and mow the retention pond area more frequently to aid in the persistent thistle problem?

Board Response: Certainly. We can get a quote on that this week and get that information out to homeowners in our meeting follow up letter. Currently AAA mows that area twice a season and sprays once.

Homeowner Question: What can we do about the Buffalo Stage entrance signs? They're looking old and worn out.

Board Response: As stated earlier, they are definitely aging and beginning to fall apart. The signs are on our future project list of expenditures. We had them repainted several years ago, but we need to look into completely redoing them all together and get bids and City approval on a project like that.

Second call for any New Business questions or comments. **None raised.**

Motion called to approve the 2024 New Business. 1<sup>st</sup> motion made for approval. Second motion for approval provided. **2024 New Business approved.**

Motion called to adjourn the 2024 Annual Meeting. 1<sup>st</sup> motion made for approval. Second motion for approval provided. **2024 Annual Meeting Adjourned.**

**Meeting adjourned at 8:01 PM**



**New Board Members:**

<b>Name</b>	<b>Phone</b>	<b>Email</b>
None volunteered		

**Covenant Rewrite Committee:**

<b>Name</b>	<b>Phone</b>	<b>Email</b>
Thomas Hollo		
Kim Wilson		
Carmen Cuthbertson		
Erik Fisher		
Katy Brimhall		