

HYALITE FOOTHILLS NEWSLETTER

November, 2022



Our theme for this newsletter is: Let's all be respectful and considerate neighbors!

Neighbor Friendly Lighting

Neighbor-friendly lighting is a lifestyle enhancement for everyone. The opposite of neighbor-friendly lighting is nuisance lighting, which can be a source of friction between neighbors, a safety problem, an eyesore (both literally and figuratively) and even create safety problems instead of solving them.

The principles of neighbor-friendly lighting are the reduction or elimination of glare and light trespass. Glare impairs your ability to see at night by temporarily reducing night vision and will reduce the ability to see any prowlers/animals in the shadows. With advancing age, dark adaptation recovery time gets exponentially worse.

Light trespass is the kind of light neighbors don't want to shine onto their property while trying to sleep or enjoying the night sky views.

Properly illuminating what needs to be illuminated is the way to prevent light trespass. Glare and light trespass generally have the same solution. Down light or low-glare fixtures do a better job of illumination where it is needed: walkways, steps, doorways, etc.

Motion sensors are another way to reduce light trespass. But they can also be another source of nuisance if not properly calibrated. Consider the placement of motion sensing light switches or shielding such that trees or bushes blowing in the wind don't create a constant on/off light cycle.

We also suggest using "warm" lights vs. harsh "cool" lighting.



For more info, see website:

<http://www.neighborfriendlylighting.com/>

This photo demonstrates the difference that downlighting makes. The light on the left is a typical high glare exterior light and throws glare directly into the eyes. The light on the right is a downlight and directs the illumination onto the walkway not the eyes.

Speeding and Road Safety

Please be considerate of walkers, children and pets. Our neighborhood speed limit is 25 mph. We suggest attempting to drive 20 mph as a courtesy and slowing when passing walkers, children, pets.

Walkers should be sure to wear reflective clothing and carry a light when out from dusk to dawn.

Cross-country Ski Tracks in Cougar Park

We are fortunate to have a large open area where ski tracks can be set. Please be considerate and don't walk in the tracks. This creates "post holes" which cause a hazard for skiers. Our volunteer "track setter" will also try to make a packed trail for walking and snow-shoeing.

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Pick up the Poop

Please be considerate and pick up and properly dispose of your pet's poop when it is off of your property. Let's avoid the winter accumulation this year!

Snow!

Two items here to consider:

- When removing snow from your driveway, please do not push it into the street. Ask your neighbor if it is ok to push it across the road. If so, please make sure it is completely off the road and into the burrow pit. Piles left in the street not only narrow our roads, but also causes a hazard for our snow plow driver.
- Please do not park in the street. Again, this creates a hazard for our snow plow driver.

General Reminders

Architectural Review

Please remember architectural review requirements as stated in the sub-division Covenants Section III:

- All buildings constructed or erected...shall be approved prior to construction.
- No alteration in the exterior or appearance of the buildings or structures shall be made without like approval.

NOTE: "All buildings" includes outbuildings such as chicken coops and greenhouses.

And as stated in the Architectural Standards:

- All perimeter fences should be of wooden rail and post construction. Any area in which a horse or horses are kept must be completely fenced with wooden rails and posts.

Please be aware: "While a guest house is permitted on a lot, please be mindful that the use of the guest house must be incidental to the residential use of the lot. Guest houses should not be used as a second dwelling. The Board reserves the right to review an owner's use of the guest house on a case-by-basis to make sure that such use is consistent with the covenants and with the expectations of other lot owners in the subdivision."



Communication

Website: hyalitefoothills.com. Find covenants, by-laws, architectural review forms and other info there. Going forward, the website will be our primary route of communication.

Occasionally, informational posts will be made to Nextdoor and Facebook.

And, you can always contact the HOA board (see below) if you have questions or comments.

Your HOA Board for 2022 Fiscal Year:

- Sean Burrows, President
- Arn Burdick, Vice-president
- Sallee Nelson, Vice-president
- Anne Dingerson, Secretary
- Martha Case, Treasurer

Contact at:

- e-mail: info@hyalitefoothills.org
- Mail:
PO Box 1994
Bozeman, MT 59771

Board Members in attendance: Sean Burrows, Sallee Nelson, Martha Case, Arn Burdick (Zoom because of illness)

Members in attendance: 24 (voting power 18) Met quorum requirement of 13 voting members

1. Call to Order

- a. Roll call - all attendees introduced themselves

2. Review of 2021 Minutes (Sallee Nelson, secretary) Motion to be accepted as read was made, seconded and approved

3. Board of Directors Election

a. By Laws

- i. Nominations must be made at meeting
- ii. Written ballots are required
- iii. Voted must be counted at meeting
- iv. New board must meet after meeting is adjourned

b. Discussion of Election Process

- i. Martha Case, Matt Neuman and Sean Burrows-positions are up for election
- ii. 2-year terms/ officers determined at first board meeting
- iii. Members vote: One vote per lot

c. Description of duties: Meet monthly; communicate with RID; organize park, road, and sign care; address concerns, by-laws and covenants; Garage Sale; architectural reviews; dues collections; plowing. Big concern that took much time this year: proposed Hyalite Creek Subdivision and County Reviews

d. Call for Nominations

- i. Sallee Nelson nominated Sean Burrows; Sean Burrows nominated Martha Case; Hannah Certo nominated Anne Dingerson

e. Candidates introduced themselves

f. Ballots were passed out, votes cast, and ballots returned to Secretary

- i. Secretary counted votes during meeting - results announced at end of meeting

4. Public Comment on Non-agenda Items "2 minutes max per member"

a. Bright Lights: can anything be done?

- i. Board has sent postcards and addressed the topic in newsletters.
- ii. Perhaps specific letters sent to individuals with request?
- iii. Paul Gore and Ralph Cale both made comments about how we should be considerate of others, in respect to: lights, new building, number of cars, etc.
- iv. Board will encourage neighborly consideration and continue its outreach

b. Meadowlark Park

- i. Mike Certo asked if a path can be created (even weed wacked) at bottom of access path so the area is more accessible and safer
- ii. Volunteers had this planned, but COVID 19 put a damper on these
- iii. Board did spend money to create an access trail to the area
- iv. New volunteers need to come forward with a plan and to do maintenance
- v. Board will share names of last volunteers with Mike Certo

5. Communication update:
 - a. NextDoor, Facebook - not used anymore
 - b. www.hyalitefoothills.com
 - c. Mailing of minutes/budget (Martha and Sallee)
 - i. Board recommends that we continue to send to all members with next newsletter

6. Architectural Review Committee Report (Richard Wolfe)
 - a. 14 applications in past 12 months: 10 minor (no change in footprint of structures on property) and 4 major (sheds, outbuildings, additions, etc.)
 - b. All minors applications were approved and all major applications were forwarded to the HOA board with recommendations and were approved
 - c. The committee is NOT an enforcer/ follow covenants and architectural standards
 - d. Process is working well - thank you to all for maintaining the integrity of our neighborhood.
 - e. The committee wishes to remind homeowners that Montana administrative law stipulates set back requirements between structures and wells and septic systems, and cautions homeowners to consider the location of their drainfields when considering new construction. They also invite homeowners to confer with the committee informally prior to submitting an application to seek clarification on the architecture standards and covenants.
 - d. The committee currently consists of 4 members and new members are invited - could use more!
 - e. Applications are posted, but not drawings
 - f. There is nothing in covenants or architectural standards about sight-lines
 - g. No zoning in our neighborhood, but could be established

7. Park/Weed Control Report
 - a. Parking on west side of Cougar Park
 - b. New playground wood chips will be required for 2023 and swings fixed
 - c. Ron would love feedback on ski track maintenance
 - i. Figure 8 design
 - ii. Walking "track"
 - iii. Bob Hayes suggests "Yellowstone Track Systems" for packing
 - d. Weed control / noxious weeds
 - i. Hoary Alyssum in full bloom along roads - should be pulled
 - ii. Roads and parks were sprayed this year
 - iii. Sallee reminds homeowners that it is a state requirement that noxious weeds must not be allowed to propagate on property in the subdivision
 - iv. Much spotted knapweed on private lots - board will send letters encouraging control/eradication
 - v. Homeowners should contact the HOA board for help in identification or contacts for control help

8. Road Maintenance

- a. RID & snow removal - contractual through the county/3 yr. contracts
- b. Homeowners responsible for clearing ends of driveways and around mailboxes, unless over 10"
 - i. Contractor will return to remove large berms after priority road plowing
- c. Street signs
 - i. We continue to have issues with Cougar Dr. signs being stolen - RID replaces and we pay for replacements via RID taxes
- d. Reminders in regards to snow removal
 - i. No garbage out the night before a predicted storm
 - ii. No parking on the street before/during a storm
 - iii. Private snow removal should not put snow on the public roadways
- e. Reminder: be aware of bear activity in neighborhood
 - i. Don't put out garbage the night before
- f. Members are encouraged to mow roadway edges of their property

9. By-laws committee update - will revive in 2023 after other priorities have been addressed

10. Discussion about Community activities/enhancements/services

- a. Great summer ice cream social in August 2022
- b. Cougar Park improvements
 - i. Shade shelter
 - 1. A log shelter became available for relocation from Big Sky, but implementation became too complicated
- c. Suggestion was made to "save" some of the "volunteer" evergreens in the park rather than mowing all down
- d. Martha did some plot experimentation with fertilizers, top seeding - decision was made to delay mowing next season to encourage natural seeding of grasses
- e. Fireworks: mowing of the park has usually occurred before the 4th of July because of fire danger. It is STRONGLY encouraged that no fireworks be set off during this dry season - may send postcards as a reminder/encouragement

11. Operational Discussion

- a. Form a committee to discuss assessments for covenant violations
 - i. Goal to present recommendations in 2023
 - ii. Recommendations would be proposed and formally voted on at Annual HOA meeting in October

12. Review of Financial Statements/Budget (attached)

13. Hyalite Creek Major Subdivision

- a. April 2022 - the subdivision plans were approved by the Planning board 3-2
 - i. Several HOA members and neighbors spent much time and effort researching the application and found many issues
 - ii. Material issues were discovered after initial approval, so Planning board moved it back for review again
 - iii. A lawyer was hired to present water issues
- b. October 11, 2022 Planning Board Meeting/ 6pm
 - i. Several HOA members and neighbors provided written and public comments (Thanks everyone!)
 - ii. Information was provided about the updated Gallatin Co. Growth Policy, which, in absence of zoning, should be followed
 - 1. Avoid high density/preserve agricultural land
 - iii. Planning Board unanimously DENIED approval of subdivision application as proposed (planning board is just a recommending body)
- c. October 25, 2022 Gallatin County Commission Meeting/ 9am
 - i. Similar process to the Oct. 11th mtg.
 - ii. All written comments submitted for the Oct. 11th meeting were forwarded
 - iii. More comments are encouraged to be submitted
 - iv. Interested people are encouraged to attend the Gallatin Co. Commission meeting and speak during the public comment period for this agenda item
 - v. What density would be appropriate for water quality would be determined by DEQ

14. Board of Directors Election Results

- a. Sean Burrows, Martha Case and Anne Dingerson were elected to the HOA board

15. Meeting adjourned 9:30pm

Hyalite Foothills HOA Checking Account Income and Expense Detail for 2022 Fiscal Year

Date	Description	Category	Memo	Amount
Expenses				
10/26/2021	USPS	PO Box Rental		\$ (188.00)
10/26/2021	USPS	Supplies:Postage		\$ (116.00)
11/2/2021	Cashmans	Park Maintenance	Top Soil	\$ (465.00)
11/2/2021	Creative Design	Web Page		\$ (75.00)
11/19/2021	Martha Case	Park Maintenance	Seed for playground area	\$ (90.00)
11/19/2021	Martha Case	Printing:Newsletter	Fall newsletter	\$ (251.00)
1/21/2022	Ogburn Law Firm, PLLC	Legal Fees		\$ (337.50)
2/26/2022	EMC Insurance	Liability Insurance		\$ (2,369.00)
2/26/2022	Sean Burrows	Printing	HC Letter	\$ (129.50)
2/26/2022	Creative Design	Web Page		\$ (75.00)
3/22/2022	Kami McGinley	Accounting	Tax Prep	\$ (375.00)
3/22/2022	Martha Case	Sec of State Report		\$ (20.00)
3/22/2022	Martha Case	Supplies:Postage	Registered mailfor delinquent dues	\$ (8.66)
5/30/2022	Creative Design	Web Page		\$ (75.00)
6/13/2022	Sean Burrows	Advertising	Yard Sale Ad	\$ (25.00)
7/6/2022	ET Mowing, LLC	Park Maintenance:Mowing		\$ (1,200.00)
7/6/2022	All-American Weed Service, LLC	Park Maintenance:Spraying		\$ (1,161.00)
7/14/2022	Berkley Select	Liability Insurance	Board	\$ (890.00)
7/27/2022	Harland Clarke Checks	Supplies:Office	Checks	\$ (25.28)
8/24/2022	Creative Design	Web Page		\$ (90.00)
8/25/2022	EMC Insurance	Liability Insurance	Refund	\$ 65.00
9/23/2022	Sallee Nelson	Supplies	Flags for speed limit signs	\$ (71.79)

Total	\$ (7,972.73)
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Income

11/6/2021	Deposit	Dues		1,200.00
11/8/2021	Deposit	Dues		1,200.00
11/8/2021	Deposit	Dues		1,250.00
11/12/2021	Deposit	Dues		1,200.00
11/23/2021	Deposit	Dues		1,350.00
11/29/2021	Deposit	Dues		1,200.00
12/7/2021	Deposit	Dues		800.00
12/9/2021	Deposit	Dues		1,350.00
12/21/2021	Deposit	Dues		800.00
12/22/2021	Deposit	Dues		1,200.00
12/30/2021	Deposit	Dues		900.00
1/11/2022	Deposit	Dues		1,100.00
1/27/2022	Deposit	Dues		750.00
2/8/2022	Deposit	Dues		400.00
3/2/2022	Deposit	Dues		500.00

Total	\$ 15,200.00
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Hyalite Foothills HOA - 2023 Fiscal Year Budget

Category	2020 FY Actual	2021 FY Actual	2022 FY		2023 FY Budget			
			Actual	Budget	Variance	Yearly	One-time	Total
INCOME	\$ 16,512	\$ 16,312	\$ 15,261	\$ 15,750	\$ 489	\$ 15,400	\$ -	\$ 15,400
Dues	\$ 15,150	\$ 15,450	\$ 15,200	\$ 15,250	\$ 50	\$ 15,300	\$ -	\$ 15,300
Dues pre-pay for future years	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Inc	\$ 1,362	\$ 362	\$ 61	\$ 500	\$ 439	\$ 100	\$ -	\$ 100
EXPENSES	\$ 8,923	\$ 17,769	\$ 7,973	\$ 29,673	\$ 21,700	\$ 13,215	\$ 16,300	\$ 29,515
Advertising	\$ -	\$ 25	\$ 25	\$ 70	\$ 45	\$ 30	\$ -	\$ 30
Bookkeeping	\$ 470	\$ 385	\$ 375	\$ 500	\$ 125	\$ 500	\$ -	\$ 500
Legal Fees:Uen Filing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Fees:Other	\$ 638	\$ 1,440	\$ 338	\$ 6,500	\$ 6,163	\$ 1,500	\$ 10,000	\$ 11,500
Liability Insurance	\$ 2,873	\$ 3,144	\$ 3,194	\$ 3,200	\$ 6	\$ 3,400	\$ -	\$ 3,400
Park Maintenance:Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000
Park Maintenance:Mowing	\$ 1,654	\$ 998	\$ 1,200	\$ 2,000	\$ 800	\$ 2,500	\$ -	\$ 2,500
Park Maintenance:Spraying	\$ -	\$ 5,781	\$ 1,161	\$ 3,000	\$ 1,839	\$ 2,000	\$ -	\$ 2,000
Park Maintenance:Other	\$ -	\$ 3,139	\$ 555	\$ 7,300	\$ 6,745	\$ -	\$ 2,300	\$ 2,300
PO Box Rental	\$ 134	\$ 148	\$ 188	\$ 148	\$ (40)	\$ 200	\$ -	\$ 200
Printing:Dues Invoice	\$ 30	\$ 30	\$ -	\$ 35	\$ 35	\$ 50	\$ -	\$ 50
Printing:Newsletter	\$ 137	\$ 274	\$ 251	\$ 500	\$ 249	\$ 500	\$ -	\$ 500
Printing:Other	\$ 522	\$ 172	\$ 130	\$ 2,000	\$ 1,871	\$ -	\$ 2,000	\$ 2,000
Roadside Maintenance:Mowing	\$ 824	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ -	\$ -
Roadside Maintenance:Spraying	\$ -	\$ 1,542	\$ -	\$ 1,600	\$ 1,600	\$ 1,600	\$ -	\$ 1,600
Roadside Maintenance:Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sec of State Report	\$ 20	\$ 20	\$ 20	\$ 20	\$ -	\$ 20	\$ -	\$ 20
Supplies:Decorations	\$ 51	\$ -	\$ -	\$ 100	\$ 100	\$ 100	\$ -	\$ 100
Supplies:Office	\$ 53	\$ 65	\$ 25	\$ 100	\$ 75	\$ 100	\$ -	\$ 100
Supplies:Postage	\$ 145	\$ 200	\$ 125	\$ 200	\$ 75	\$ 200	\$ -	\$ 200
Supplies:Refreshments	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ 100
Supplies: Other	\$ -	\$ -	\$ 72	\$ -	\$ (72)	\$ -	\$ -	\$ -
Tax:Fed	\$ 565	\$ 105	\$ -	\$ 100	\$ 100	\$ 100	\$ -	\$ 100
Web Page Maintenance	\$ 800	\$ 300	\$ 315	\$ 300	\$ (15)	\$ 315	\$ -	\$ 315
Account Balances								
	Actual 10/01/2021	Actual 10/01/2022	Projected 10/01/2023 (based on 2023 FY Budget)					
EJ Account	\$82,675.39	\$82,736.62	\$82,836.62					
Checking	\$16,820.15	\$24,047.42	\$9,832.42					
TOTAL	\$99,495.54	\$106,784.04	\$92,669.04					