

LODGE COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (RLCCEPOA)

Address: PO Box 501, Red Lodge, MT 59068

Website: redlodgecce.org Email: rlcepoa@gmail.com

BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES

January 29, 2024 4pm

Present: Wally Tate (Chairperson) Board Members: Kathy Martin, Sue Roi, Clay Cummins, Jen Davis

Via phone: Larry Martin, Barc Corbus

Absent: Dave Quinn

Wally Tate, Chairperson, called the meeting to order at 4:00pm.

Approve minutes for November 13, 2023, BOD meeting minutes.

-Wally moved to approve minutes

-motion passed unanimously

Delinquent Dues Report (Karri)

POA has placed 2 new liens on properties that are 3 years past due. Currently attempting to collect 2023 and 2024 assessment fees on a foreclosed property. The foreclosure company and new property owner have been contacted for payment. There are still approximately 77 property owners that have not paid 2024 assessments. A past due reminder email will be sent.

Treasurers Report (Clay)

Reports are posted on the POA website. Clay summarized expenses. Discussion on legal fees for the declarant transfer, all within budget.

-Wally moved to approve Treasurers Report

-motion passed unanimously

Update on Declarant Transfer (Wally)

Declarant transfer is complete. Wally talked with Jeff Schmidt and was informed that the Grizzly Peak website now automatically redirects property owners to the POA architectural review tab on our website. Jeff also communicated that he was recently approached for potential builds within the POA, and our ARC will now handle these inquiries.

Wally contacted Brian Hanna, City of Red Lodge building inspector, and provided a copy of declarant transfer document. Brian is aware that building permits cannot be issued by the City of Red Lodge until the ARC has given approval. He will direct property owners to the POA website to submit plans for ARC approval.

Jen reported that she was approached by a property owner concerned with the height of a build in process on Lindeman. This is a 2-story structure, the lot was built up prior to pouring the foundation. The concern expressed was that this structure may exceed the height limit. This build was approved by Jeff Schmidt and any concerns would need to be addressed by him or Grizzly Peak. Wally reported that the new condos on Lower Continental are over the height limit as they are 37' high from the back. This was also approved by Jeff Schmidt. The back area of these condos will have some fill dirt added.

Wally will follow up with Jeff on receipt of approval letters for all builds that were approved and are currently in process, approximately 15. This information will be passed on to the ARC.

D & O Insurance Update (Karri/Wally)

Directors & Officers Insurance has been increased from \$500K to \$1 million in coverage. Karri will inform BOD upon receipt of insurance policy for new amount. Discussion on BOD members carrying \$1 million in homeowners' coverage. Larry felt the increase in coverage for directors and officers was wise.

Wally will ask our attorney for an opinion on possible denial of indistinct modulars as the POA will now be following the CCRs more closely through the ARC process.

Discussion on change to the Bylaws to Include ARC Guidelines (All)

Wally proposed that a statement be added to the Bylaws on how the ARC will conduct business. This statement will detail that the ARC will function in accordance with the policy established by the BOD. The ARC directive that Wally sent out prior to this meeting did not include information of requests for variances. Wally will forward it to the BOD for comment and Karri will send the original directive to Wally for updating. He summarized that variance request forms will need to be completed. Any variance request will be presented to the BOD, as they will make the final approval or denial.

Larry inquired as to the procedure for violations of builds that have been approved. He also communicated that the BOD may want to consider staggering the terms for the ARC. If everyone has a 3-year term and leaves at the same time this would leave the committee without any experienced members. Larry will respond to Wally with these concerns once the ARC directive has been re-sent.

Select date for 2nd quarter 2024 BOD meeting (All)

Monday, May 13, 2024 4pm

Agenda will be posted on website.

Adjourned: 4:56pm