

LODGE COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (RLCCEPOA)

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BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES

November 13, 2023 4pm

Present: Wally Tate (Chairperson) Board Members: Jen Davis (Vice Chair), Kathy Martin, Sue Roi, , Jerry Glynn (ARC)

Via phone: Barc Corbus, Clay Cummins, Larry Martin

Absent: Doug Reynolds, Dave Quinn

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

Approve minutes for September 18, 2023, BOD meeting minutes

-Wally moved to approve minutes

-motion passed unanimously

Delinquent Dues Report (Karri)

POA currently has 3 delinquencies over 2 years. On January 21, 2024, liens for non-payment of assessment fees will be placed on these properties.

Treasurer's Report (Dave)

-Clay moved to approve financial report as presented (posted on website)

-Barc provided second

-motion passes unanimously

Update on Declarant Transfer (Wally)

Wally reported that in speaking with Jeff Schimdt, the transfer of the declarant is still in process. Jeff informed Wally that the owners of Grizzly Peak are in Red Lodge this week for a ribbon cutting ceremony for the new ski lift and it is Jeff's goal to meet with them to finalize the transfer document.

Wally will email BOD with an update.

D&O Insurance Information (Karri/Wally)

Quotes for increasing the D & O policy to \$1 million, adding general liability, and an umbrella policy have been received and would increase insurance payments to \$9016.00 annually if the recommended policies were purchased.

The current D & O policy has been renewed for \$500,000 in coverage. Discussion on possible increase of this policy as several board members felt this coverage was too low.

- Clay moved to increase the D & O policy to \$1 million
- Barc provided second
- motion passed unanimously

Karri will email BOD current D & O policy and contact insurance agent to pursue increasing this policy to \$1 million in coverage.

BOD decided to wait until transfer of declarant is complete to add any additional coverage. Wally will contact POA attorney to be advised on proper insurance coverage needs for the POA once declarant transfer is complete.

- Wally moved to officially form Architectural Review Committee (ARC) Committee members will include Jerry Glynn (chair of ARC), Carol Souders, Kevin Owens, and Kathy Martin as BOD member of ARC.
- motion passed unanimously

2024 Budget (All)

BOD members prepared 2024 budget. Once 2024 budget is updated it will be emailed to BOD and posted on website.

As a reminder, the 2024 assessment fee will remain at \$15.

Trailers and Discussion on establishing fee for CCR violations (All)

Violation letters have been sent to property owners who still have trailers/campers parked on their property after the October 31 deadline. The response to these letters has been positive, several trailers/campers have been moved.

Discussion on placing a lien on properties that are violating the Covenants, Conditions, and Restrictions (CCRs) for not storing trailers/campers. Other POAs in the area assess a weekly fee for violations. Larry stated that a warning must be sent, and a violation must be clear in order to assess a fee.

A violation for CCR non-compliance can be added to the Bylaws. Wally to discuss the addition of this fee with POA attorney and then a vote on this issue to be completed at the annual meeting scheduled for June 23, 2024

Jerry Glynn, ARC chair, provided update on committee to BOD. The ARC is currently waiting for the declarant transfer to be completed. Once complete they will request a meeting with Jeff Schmidt to discuss builds that are currently in process. The ARC will follow-up and verify that any builds completed during the transfer have followed the CCRS. Jerry reported that the ARC

will be committed to not only enforcing the CCRs but also to integrity and consistency of design within the POA.

Increase donation to RLCF for conference room use? (All)

Current donation to RLCF is \$342.00 annually. BOD decided that the donation will remain the same for 2024.

Select date for 1st quarter 2024 BOD meeting (All)

Monday, January 29, 2024, 4pm

Agenda will be posted on website.

Adjourn: 5:11pm