

**RED LODGE COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (RLCCEPOA)**

**Address: PO Box 501, Red Lodge, MT 59068**

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**BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES**

**December 5, 2022 4pm**

**Present:** Wally Tate (Chairperson) Board Members: Doug Reynolds, Sue Roi, Kathy Martin, Jen Davis

**Via phone:** Barc Corbus, Clay Cummins, Larry Martin, Dave Quinn

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

**Approve minutes for October 24, 2022 BOD meeting**

-BOD voted all in favor to approve minutes

**Update on the proposed Declarant transfer to the POA (Wally)**

Wally received an update from Jeff Schmidt on the declarant status. One of the owners, JMA, has not made a final decision. An Architectural Working Group was established members are as follows: Wally Tate, Kathy Martin, Jen Davis, Sue Roi, with Karri Haw recording. This group will meet Tuesday, December 13, 2022 @ 3:30pm to develop task list in the event that the POA takes over as the declarant.

Wally will request decision from Jeff by the first of the year with the understanding that one of the current owners is being cautious. Wally went on to clarify that the POA wants to take over full declarant status. In this case the POA would begin to collect the architectural review fees currently being paid to Grizzly Peak, with the Architectural Review Board determining the fee schedule for the POA.

Larry will follow up with owner, Jim Coons, architect. BOD is interested in having him serve on Architectural Review Committee.

**Update on the 2023 Annual Meeting (Karri)**

Roosevelt Center has been secured as Annual Meeting location for Sunday, June 25, 2023. BOD will have access to the auditorium within the Roosevelt Center @ 1:30pm to set up for meeting. Meeting to be scheduled from 2-4pm. Karri will provide estimate from Roosevelt Center once it is finalized.

**2023 RLCCEPOA Budget (All)**

Transfer fee is now listed as a separate line item on financial reports and budget. Discussion on the amount of transfer fees to expect for 2023, BOD settled on an estimated number of 40/\$4000, keeping the transfer fee at \$100 per closing.

BOD established a budget for 2023. Dave will email completed budget to BOD and Karri will post on website. Anticipated draw down of current bank balance to be \$1317.00. Discussion on the amount that the BOD needs to keep in reserve, \$60K was the amount that had been used in the past.

**Select date for 1<sup>st</sup> Qtr. 2023 Board Meeting (All)**

Monday, February 27, 2023 4pm

**Adjourn:** 4:42pm