

**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**

**February 27, 2023 4pm**

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

**Via phone:** Jen Davis, Clay Cummins, Dave Quinn

**Absent:** Larry Martin, Barc Corbus

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

**Approve minutes for December 5, 2022 BOD meeting**

-BOD voted all in favor to approve minutes

**Delinquent Report (Karri)**

Currently there are 10 property owners delinquent for 2022 and 2023. For 2023 there are 43 delinquents. Past due assessment invoices were sent/emailed to these owners. Association received 12 checks this week in response to the past due mailings.

**Treasurer's Report (Dave)**

Dave provided an overview of the treasurer's report. Payments were made to the Roosevelt Center for the upcoming annual meeting. Junction 7 was paid for invoices that were received at the end of December for 2021 and 2022.

\*Please see treasurer's report posted on website for a detailed view.

-BOD voted all in favor to approve treasurer's report

**Owner of 1430 Lazy M-refusing to pay dues (All)**

Property owner for the above listed address is refusing to pay assessment fees for 2022 and 2023. They stated that they will no longer make "donations" to the association due to their belief that some owners are not following the covenants. Admin explained to owner in question that the assessment fees are not donations but a requirement of the association's covenants. BOD decided that the property owner will be sent a letter explaining that they are at risk of having a lien placed on her property for non-payment. Karri will forward draft of letter to Wally.

Additionally, Karri will send letter to Wally that was written in 2022 to a property owner that is not following covenants regarding items being stored in and around their driveway.

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

Declarant transfer is almost complete with all parties waiting on the documents from the Grizzly Peak attorney. These documents will include a map of properties that will be controlled by Grizzly Peak. Upon receipt of these documents Wally will share with BOD and forward to our attorney for review. Wally anticipates that the takeover could be complete in August.

The Architectural Review Committee (ARC) working group has met twice. The first meeting the group focused on developing a task list for the declarant takeover.

The second meeting of the ARC working group focused on developing forms that will be necessary for reviewing new construction and additions within the association.

Forms are as follows:

1. ARC application for a new construction
2. ARC checklist for new construction (both RLCCE and Diamond C)
3. ARC construction fees and restrictions. This form details restrictions on trash, dogs, loud music etc. It also includes information on the \$500 solid waste deposit with an explanation of how the deposit will be refunded if no complaints have been reported to the city.
4. Solid waste deposit form

Currently fees have been set at: \$350 for new construction, \$100 for additions, and a \$500 solid waste deposit. Once the ARC committee is established a final decision will be made on the setting of these fees.

ARC working group will meet one more time prior to the BOD meeting scheduled in April. At that time, they will address advertising for members for the ARC committee.

Doug inquired about a specific definition for additions to properties as he is considering adding a greenhouse to his property. The consensus was that any addition should be approved by the ARC committee. Wally stated that fences continue to be the most prevalent issue within the association.

Karri will create draft of next newsletter and forward to Wally for review. This newsletter to include update on declarant transfer and advertising for ARC committee members.

### **Beartooth Billings Clinic Foundation (Clay)**

The Beartooth Billings Clinic was established in the late 1940s as a hospital here; has gone through several iterations of ownership; and is now a community owned facility, governed by a 12-member board of directors. The new Clinic facility opened in 2010 – the Clinic is not supported by tax dollars. The Beartooth Billings Clinic is a community-owned facility, affiliated with Billings Clinic; not owned by Billings Clinic.

The Foundation supports the Clinic and is also governed by a 12-member board. The Foundation has had successful annual fundraising events that have benefited the Clinic with funds; this year to purchase 3D mammography equipment and upgrades to the physical therapy department.

Clay reported that along with himself several board members for the Beartooth Billings Clinic and Foundation reside within the association. The Clinic appears to meet the POA policy criteria as a non-profit organization that could be eligible to receive donations from the POA. Currently the foundation has 2 million dollars in assets.

BOD agreed to invite the Beartooth Billings Clinic and Beartooth Billings Clinic Foundation to make a presentation at the annual meeting.

### **Select date for 2nd Qtr. 2023 Board Meeting (All)**

Monday, April 10, 2023 4pm

\*ARC working group meeting to be scheduled prior to the above listed BOD meeting

**Adjourn:** 4:46 pm