

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

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**BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES**

**February 7, 2022 4pm**

**Present:** Sue Glock (Chairperson). Board Members: Jenn Davis, Wally Tate

**Via phone:** Barc Corbus, Clay Cummins, Dave Quinn, Larry Martin. Property owner: Roy Peterson

**Absent:** Sue Roi

**Sue Glock, Chairperson, called the meeting to order at 4:00pm.**

**Approval of minutes from November 8, 2021, Board meeting (All):**

*-Wally moved*

*-Barc provided second*

*-All in favor. November 8, 2021, minutes were approved.*

**Assessment and transfer fees-Karri**

Karri reported 114 unpaid assessments as of today. Email reminder was sent to property owners. To date \$700.00 has been collected in transfer fees with no push back from title companies or new owners. Quarterly News article open rate was 70.8%. Association currently has 8 delinquent accounts with 2 that have been under liens since 2008 and 2014.

**Newsletter-Sue G**

Sue G. reported on news article regarding the trash situation. Dumpsters must be covered. Expectation that city will addressing this issue with builders in the spring. Currently no dumpsters are covered. Lazy M dumpster (construction of 2 homes) seems to be the worst. Positive emails were received from property owners regarding the board's handling of this issue.

April newsletter will address dog issue. Dogs must be leashed or contained within yards. Also, will address dog droppings. Contractors add to this issue with multiple dogs at building sites. These dogs are not well contained, and cleanup is not performed. Discussion on how to inform contractors of this issue. Suggestion to deliver announcements to building sites. Jenn will write April news article regarding dogs.

### **Donations to other non-profits-Larry**

Larry presented draft of policy for donations to non-profits. A policy is not needed but the board can put non-profits who are seeking donations on notice of how, when, and why the association would consider making a donation. Larry welcomed any modifications or amendments to the draft. Policy should be published and presented at the annual meeting. Any inquiries from non-profits for a donation would be given the policy prior to annual meeting. Non-profit donation requests to be voted on at annual meetings. Keep policy on hand and follow when asked for donations. Criteria will be useful for everyone to know how donations are determined.

Sue G. requested that accountability be added: where is money going and if project is unfinished will money be returned. Larry stated that he was not sure board could expect to get money back as organization may not be able to return it. Sue expressed that non-profit should be accountable and return donation if not used for intended project. Dave stated that board may want to consider requesting financial statement from non-profit prior to donation. Larry suggested examples of viability of non-profit for donation request.

Discussion on the maximum amount of donations. Agreement was reached for board members to provide Larry with updates to policy draft so that changes could be discussed at next board meeting and presented at annual meeting.

### **Rules for VRBO and other vacation rentals-Sue G**

Sue G. had emailed city's response to VRBOs. Number of people that can be on a property is determined by fire chief or designee. Association has no way to control the number of people that stay in a VRBO. City has quiet hours and encourages property owners to contact the city council rep, Kelly Heaton, with concerns. Barc stated that police need to be contacted for these issues.

Roy Peterson, property owner, expressed concerns over VRBOs becoming similar to commercial business as they are renting for more than 180 days and collecting more than \$35K annually. He has called police 6-8 times with noise complaints; police have not shown up to address. He stated that weddings perpetuate the noise issue. Property owners have rented to 12 adults and 6 children at one time, all of which use hot tubs and make considerable noise after 11pm. He understands that the association does not have power to control these situations and he committed to attending city council meetings. However, there is only one patrolman after 11pm. Owner of VRBO in question has instructed Roy to contact the property manager who stated, "we're going to get tough this summer". He has gone to the fire department to establish occupancy rates but was told that the owner establishes these numbers. Roy informed board that one VRBO on 5<sup>th</sup> green is rented every weekend. He is concerned that we

are going the way of other states such as Colorado. Cities there have been limiting the amount of VRBOs that can be in city limits.

Wally suggested going to city to establish permits for VRBOs, best way to handle situation is to go to city council meeting and contact Kelly Heaton.

Roy informed that he is concerned that glamping a commercial operation and should not be allowed. He stated that wedding season is coming and that businesses that set up glamping on private property are simply providing another bedroom that could include a fireplace, chairs, and beds to accommodate up to 8 people.

Jenn informed that property owners are allowed to hire commercial businesses to perform work on their properties but are not allowed to run a commercial business from their property. Sue concluded that additional research needs to be completed on this subject.

#### **Financials-Dave**

Dave gave overview of financial report. There were no unusual expenses for 2021. Misc. expense for 2021 was the purchase of a computer for the admin contractor position. Report will be posted on website.

Wally asked anyone felt a financial review or audit is necessary. One has not been done and it is not required. Dave reported that there is no way that a clean opinion audit could be performed as there is not a clear starting point. Dave did not think that spending money on an audit would be beneficial. He suggested that board approach an accountant to complete a financial review. Wally suggested a review to look at one previous year. A 5-year review could be requested but we would be charged for 5, 1-year reviews. A 1-year financial review could cost between \$500 and \$1000. Larry stated that audits provide protection for the trustees, it depends on how much protection is wanted. An audit would tell membership that the board is good stewards of their money. Dave reminded the board that we have insurance, and that treasurer position is changed every 3 years, concluding an audit may not be worth it. He stated that one person makes deposits, and another completes banking duties, this can be considered a safeguard. Sue suggested contacting Mike Shuck, a local accountant, but he mostly likely would not be available until after April 15. Consensus was reached to present the possibility of a review at the annual meeting to confirm if membership feels one is necessary.

*-Barc moved to approve financial report*

*-Wally proved second*

*-Financial report approved*

**Future meeting with Jeff Schmidt-Sue G**

This line item was tabled until a future BOD meeting

**Annual Meeting-Jenn**

Jenn suggested that the annual meeting for 2022 include a picnic/BBQ with the possibility of Jeff Schmidt providing space at the golf course clubhouse. Clay informed that annual meetings used to include a BBQ and that he still has some of the supplies. Suggestions were made as to locations to hold annual meeting and subsequent BBQ including Senior Center and Lions Park.

Jenn will check with Jeff on availability of golf course club house. Sue will check on the use of Lions Park, as this could be used on a Sunday. A budget can be determined once a location is finalized.

**Date for next BOD meeting**

May 9, 2022, 4pm, Red Lodge Community Foundation conference room. Call in number and access code to be on agenda. Annual meeting date will be set at this meeting

**Meeting adjourned** 5:10pm