

LODGE COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (RLCCEPOA)

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BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES

April 10, 2023 4pm

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

Via phone: Barc Corbus, Larry Martin

Absent: Doug Reynolds

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

Approve minutes for February 27, 2023 BOD meeting minutes

- Clay provided first
- Dave provided second
- BOD voted all in favor to approve minutes

Treasurers Report (Dave)

Dave provided an overview of the Balance Sheet (posted on website) and Income & Expense Budget Performance. Deposit has been made to Roosevelt Center for annual meeting to be held on June 25, 2023. Largest expenditure was for the printing and mailing invoice for 2021 and 2022. This invoice was received January 2023 and has been paid in full. Report shows small deficit that is not a concern as POA has large reserve.

- Clay provided first to approve financial reports as presented
- Barc provided second
- Financial reports approved as presented

Delinquent Report (Karri)

Karri provided an overview of POA delinquencies. Lien reminders letters will be sent to all property owners with balances from 2022 and 2023, currently 8 property owners. A second past due notice will be sent to property owners that have not paid their 2023 assessment fees. A past due payment was received from a property owner that had been refusing to pay assessment fees.

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

Wally reported that the transfer of the declarant is still in process. After speaking with Jeff Schmidt, he was informed the BOD that the legal paperwork for the transfer is still in San Francisco being reviewed by the attorneys for Grizzly Peak.

Dave expressed concerns regarding the transfer. He conveyed that Grizzly Peak currently handles architectural reviews, this protects the POA from exposure to lawsuits from property owners. Clay stated that the POA has not had control for 30 years and it is time to take over. Larry also stated that a commitment was made to property owners at the annual meeting to pursue the takeover of the declarant. Further discussion included the possibility that Grizzly Peak could refuse the transfer. There was an attempt to transfer the declarant status in the past that failed. Wally doubts that the POA will have a decision prior to the annual meeting. If the transfer fails, the POA may want to consider taking over just the architectural review portion of the declarant. Wally has committed to informing BOD of any updates regarding declarant transfer process.

Discuss preparations for the June 25th Board Meeting (All)

The annual meeting is set for June 25, 2023, at the Roosevelt Center, 2-4pm

Possible agenda items are as follows:

- Beartooth Clinic presentation, Clay to follow up
- Short term rental presentation by City of Red Lodge, Karri to follow up
- Declarant update, possibility of Jeff Schmidt presenting
- Traffic plans for Hwy 78 (intersections of Cole and Lazy M) have become high traffic areas, Jen will request City of Red Lodge provide update

Wally will provide a draft of the annual meeting agenda prior to the meeting. An informal meeting may be scheduled before to address any last-minute issues.

Further traffic discussion included inquiries about speed limit signs within the association. Kathy expressed concerns that property owners and contractors regularly speed. She will contact Jim Bushnell at the city to inquire about adding speed limit signs within the association.

The following board member positions are up for re-election in 2023: Sue Roi, Dave Quinn, and Doug Reynolds. Barc and Clay will head the nominating committee. Voting for these positions will take place at the annual meeting.

Select date for 3rd Qtr. 2023 Board Meeting (All)

Monday, September 18, 2023, 4pm

Adjourn: 4:47pm