

LODGE COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (RLCCEPOA)

Address: PO Box 501, Red Lodge, MT 59068

Website: redlodgece.org

Email: rlcepoa@gmail.com

BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES

May 13, 2024 4pm

Present: Wally Tate (Chairperson) Board Members: Clay Cummins, Sue Roi

Via phone: Barc Corbus, Kathy Martin

Absent: Jen Davis, Larry Martin, Dave Quinn

*Also in attendance: Jerry Glynn, ARC chair

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

Approve minutes for January 9, 2024, BOD meeting minutes.

-Clay moved to approve minutes

-motion passed unanimously

Delinquent Dues Report (Karri)

Karri reported that the POA currently has 5 past due property owners for 2024 for .007% A lien that was placed on 1/9/24 has been paid in full, confirmation paperwork will be sent to property owner.

Past due payments for 2022 and 2023 have been collected for a property that had been in foreclosure.

A total of \$1100.00 has been collected to date in transfer fees.

Treasurers Report (Clay)

Clay completed an overview of financial reports, (balance sheet is posted on website) Line items for trash deposits and ARC submission fees have been added. Overall balance is up as compared to December 2023 report. Clay reported that the POA appears to be in good financial condition.

-Clay moved to accept financial report as presented

-motion approved unanimously

Board Elections (Wally)

Terms for Clay Cummins and Jen Davis are up in 2024, Clay is considering retirement from the BOD. Depending on an additional term commitment from Jen, the BOD will need 2-3 new members. Wally seeks to add BOD members that are fulltime residents, the BOD concurred. He will be requesting new members at the annual meeting scheduled for Sunday, June 23, 2024, 2-4pm.

ARC Update (Jerry Glynn, ARC, chair)

Jerry reported:

Declarant transfer completed January 23, 2024.

New Construction approved by Jeff Schmidt prior to transfer – 15 new builds.

ARC visited all sites in February. All construction appeared to be following the covenants and setbacks.

ARC – Process:

All submission for new construction, additions, sheds, fences are submitted to the ARCRLCCE email.

Karri – informs ARC that all fees have been paid.

ARC – Reviews plans and if any questions, the owner/builder is contacted for clarification. Landscape plans are not required at this time. If submitted, they are reviewed along with construction plans.

ARC – Site visit to see other lots, homes to determine if the proposed plan would not unreasonably interfere with the general aesthetics of nearby lots and the subdivision as a whole per section 4 of the RLCCEPOA.

ARC- Site visit scheduled with Owner/Builder. The site must be surveyed and staked to show the footprint of the house and to confirm setbacks.

ARC- Discuss for approval.

ARC – Approval letter sent to Owner/Builder.

Approvals by the ARC to date:

Butcher shed, concrete slab for hot tub. Visited with neighbor to see if any objections as the shed is 12x12x12. No objections. Approved 3.28.24

Moore Fence – Approved 4 ft high black wrought iron fence. Approved 4.29.24

Sheldon Wolf – new home build (replace home lost in fire) approved 4.22.24. Approval given on revised plans to keep height of home at or under 25 ft.

Tyler Marman new home build approved 4.29.24

Kevin & Amber Byrd new home build approved 5.13.24

Under Review:

Robert Corson – New Build site visit 2210 Linderman with owner scheduled for 5.14.24. No approval currently.

TJ Hermann – New Build Lot 10 Linderman. Plans submitted. Lot not staked out. Owner will notify ARC when the site has been staked out and ready of site visit. No approval currently.

Further discussion on the number of ARC members. Jerry stated that 4 is fine but that 5 members could help in the event of a tie vote. Three years is the current term for ARC members. The departure of Kathy Martin and the addition of a new ARC member will help to stagger terms to prevent a large knowledge base leaving at one time.

Discuss development of online payment for POA dues and ARC fees (Karri/Wally)

Wally reported that the POA is considering adding an online payment option for assessment fees, ARC submission fees, and trash deposits. This would make the collection of fees an easier process. Karri has located a company that can add this option to the website. She will ask if payments can be set up to indicate the property address to which the payment is being submitted. This will assist in tracking. Wally requested that Karri begin the process to set up payments for the 2025 assessment fees. He suggested an increase of annual assessment fees to \$20.00; this would cover the fees associated with processing online payments. BOD agreed to the assessment fee increase to \$20.00 annually. Karri will test the new payment system prior to the mailing of the 2025 assessment invoices which will occur in November.

Discuss updates to the Fence & Dog Run Regulations(All)

Prior to the meeting Wally sent out current fence and dog run regulations originally written by Grizzly Peak. He will be updating these regulations and sending them to the BOD for input. Clay suggested that the ARC also provided input. Wally suggested that overall fences should be open in design. Jerry informed all that there are now several options for invisible fences that accommodate dog owners. This includes an option that uses GPS and does not require property owner's dig up their property to install.

Discuss letter to be sent to new homeowners that have not completed landscaping (ALL)

Karri has drafted a letter that Wally will edit to be sent to property owners that have exceeded the time limit to complete landscaping. Currently there are owners on: Pine Ridge, Linderman, Lazy M Circle, Bear Paw Circle, and Diamond C Trail that are in violation.

Appoint Lee Thorson as POA Treasurer (All)

Dave Quinn will be leaving as a BOD member and current Treasurer. Wally suggested Lee Thorson to replace Dave as BOD member and treasurer. Lee currently resides full-time in Diamond C and has a knowledge base that will benefit the POA.

-Clay moved to appoint Lee Thorson to the BOD and serve as Treasurer

-Barc provided second

-appointment of Lee Thorson to BOD to serve as Treasurer passed unanimously.

This appointment will be announced and voted on at the annual meeting. Wally, Dave, and Lee will meet to complete turnover of Treasurer duties. BOD confirmed that Lee Thorson be added to the signature card at Altana Federal Credit union and Dave Quinn and Sue Glock be removed. Karri will clarify with Altana the removal and addition of signatures.

Compensation for Admin position(All)

Wally moved to increase compensation for admin position to \$10K annually , the increase to cover additional hours and responsibilities in supporting the ARC.

-Clay moved to approve the increase

-increase passed unanimously.

Increase to effective May 1, 2024

Select date for meeting to plan the 6/23 Annual Meeting(All)

Thursday, May 23, 2024, 4pm

Select date for 3rd quarter BOD meeting(All)

Monday, August 12, 2024, 4pm

Agenda will be posted on website.

Adjournment 5:05pm