

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

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

**Website: redlodgece.org**

**Email: rlccepoa@gmail.com**

**BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES**

**May 9, 2022 4pm**

**Present:** Sue Glock (Chairperson) Board Members: Wally Tate, Clay Cummins, Larry Martin

**Via phone:** Sue Roi, Dave Quinn, Jenn Davis

**Absent:** Barc Corbus

**Proposed Board Member:** Kathy Martin

**Property Owners:** Kevin Owens, Tom Clayson, and Karen Clayson (via phone)

**Sue Glock, Chairperson, called the meeting to order at 4:03pm.**

**Approval of minutes from February 7, 2022, Board meeting (All):**

*-Wally moved*

*-Clay provided second*

*-All in favor. February 7, 2022, minutes were approved.*

**Annual Meeting/Quarterly Newsletter-Jenn & Sue G.**

Jenn is waiting to hear back from Mike @ Mas Taco, will August 21 or 28 work for picnic.

Current plan is to use Lions Park. Food cost was posted in previous minutes, approximately \$1000 to feed 100 people with the association providing water, plates, napkins, etc. Property owners would need to bring their own chairs. Board would need to find PA system to use. All agreed that music was not needed at the event.

Clay suggested using the Senior Center as a backup for bad weather. He also reported that he may have some plates, etc. leftover from previous picnics that can be used. Larry suggested using the Roosevelt Center auditorium as back up. Karri will check on availability and cost of using Roosevelt Center.

Sue R. requested that August 28 be set as annual meeting date, she is not available on August 21.

Once date and location are finalized, Karri will send out and post to website quarterly newsletter with details of picnic and annual meeting. This article will also include a reminder to secure trash cans to avoid unnecessary interactions with wildlife.

### **Modulars-Sue G**

Kevin Owens (property owner in attendance) expressed concern of the building of modulars in Red Lodge Country Club Estates. He stated that these types of structures negatively affect property values and asked that the board clean up the covenants to exclude modular homes, this being long overdue. He went on to state that architectural review committee should be more than one person for the association as times are different now. Kevin offered to speak with the new CEO of the hospital regarding the modular issue.

Sue G. reported that the association attempted to take over as declarant. Association also attempted to update the covenants to a 1 property 1 vote situation. However, since the hospital owns that largest property, the motion did not pass since their vote carries the most weight and they do not want to give up their voting power. Sue R. also stated that Steve Roi assisted with architectural review. However, sometimes the committee agreed to suggestions and sometimes they rubber stamped plans.

Clay reported that declarant is Red Lodge Mountain Golf Course and that the covenants were originally written without a turnover clause.

It was reported that if the association received a vote against modulars, Jeff Schmidt would support it. Hospital may also support this vote. Additional discussion around the challenges of updating covenants the voting process.

Tom Clayson (property owner in attendance) expressed concerns over creating additional issues with taking away the opportunity to build modulars from existing property owners. Current property owners may be considering building modulars and may not want the covenants changed to disallow them.

*-Larry moved for Sue R., Kevin Owens (property owner), Wally Tate, and Sue G. to form a sub-committee to investigate the process to amend covenants to prohibit modulars and report to board.*

*-Wally provided second*

*-Clay and Dave opposed*

*-Motion passed*

Sub-Committee will report to property owners at annual meeting results of investigation to change covenants to exclude modulars.

### **Trash Update-Sue G**

Mayor has been responsive to the trash issue. House inspector has been reluctant to address as he is retiring. Some dumpsters are now covered, this issue continues to be a work in progress.

Sue R. reported that Remington Ranch contacted Republic and requested that they cover dumpsters. Sue G. reported that all trash companies conducting business within the association have also been contacted and informed of this requirement. Discussion continued that this is not just an issue within our association, many other areas within Red Lodge are fighting the same issue.

### **Elections-Sue R.**

The following board members are up for re-election in 2022: Wally Tate, Larry Martin, and Barc Corbus. Wally and Larry agreed to continue for another term. Sue G. will contact Barc to find out if he is willing to serve another term.

Sue G. recommended Kathy Martin as new board member. Kathy stated that she moved to Red Lodge 5 years ago from Helena, MT. She currently lives in Diamond C and works from her home. She is interested in the advancement of the area.

*-Clay moved to approve Kathy for the remainder of the open term and present to property owners at annual meeting. This term would continue through 2024 if approved by property owners.*

*-Wally provided second*

*-Motion passed.*

### **Church Exemption-Sue G**

Sue G. reported Lutheran Church is a non-profit and should be exempt from annual assessment fees.

*-Clay moved to exempt Lutheran Church from annual assessment fees as they are a non-profit*

*-Wally provided second*

*-Motion passed*

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

Larry did not receive any other updates to non-profit donation policy. If no changes are requested board can vote to adopt policy and present at annual meeting.

*-Clay moved to accept policy for donations to non-profits*

*-Wally provided second*

*-Motion passed*

\*\*\*See below for Donations to Non-Profit Policy\*\*\*

**Financial report-Dave**

Financial report ending with April numbers is posted on website. Dave filed the state registration. Expenses were limited to state registration fee and contract position fees. Wally inquired about donation to Red Lodge Community Foundation donation for continued use of conference room for board meetings. Sue G. will follow up on this item. Karri reported that the association can expect to collect transfer fees close to or equal to assessment fees for 2022.

*-Clay moved to approve financial report*

*-Larry provided second*

*-Motion passed for April 2022 financial report*

**Weeds/road maintenance-Sue R.**

Sue R. reported that the City of Red Lodge will be spraying for weeds. If anyone notices large cracks, please inform city and they will make necessary repairs.

**House Colors-Sue G.**

Sue G. informed that white is being considered an earth tone color. Jeff Schmidt will not be prohibiting white. White properties have been built on Silver Circle. Sue R. had sent out an earth tone palette that does not include white.

Local builder, John Link, petitioned to build white house on Diamond C Trail. Jeff Schmidt did not oppose and will not require white house on Lazy M to be resided or painted.

**Date for next BOD meeting**

Monday, July 25, 2022, 4pm Red Lodge Community Foundation conference room. Call in number and access code to be on agenda. Annual meeting and picnic date will be posted on website.

**Meeting adjourned 5:03pm**

# RLCCEPOA

## Policy for Donations to non-profit organizations

The Board of the RLCCEPOA will consider applications for donations by the Association to nonprofit organizations located in Red Lodge and the immediate vicinity based on the following:

- The extent to which the project directly and positively affects the residents and owners of property in RLCCE;
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- A detailed description of the project;
- The total budget for the project and the timeline for the completion of the project;
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- The current state of the Association's finances, projected finances and budget requirements;
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- The amount of money raised by the organization for the project at the time the application is made to the Board of RLCCEPOA and the time it has taken to raise the funds;
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- The history and background of the organization seeking the funds as well as a verification of the tax exempt status of the organization;
- The maximum amount to be considered by the Board is \$10,000;

The Board will receive written applications no later than two weeks before the Annual Meeting of the Association. It is expected that a representative of the organization will present the application and request for funding to at the annual meeting. The Board will consider input from voting members of RLCCEPOA before voting on the application. The amount of funding approved by the Board is subject to the boards discretion, and the Board may attach specific conditions to the approval of the application. A rejection of the application does not prevent the organization from reapplying at the next Annual Meeting.