

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

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BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES

July 25, 2022 4pm

Present: Sue Glock (Chairperson) Board Members: Barc Corbus, Kathy Martin,

Via phone: Wally Tate, Clay Cummins

Absent: Dave Quinn, Jenn Davis, Sue Roi, Larry Martin

Sue Glock, Chairperson, called the meeting to order at 4:05pm.

Approval of minutes from May 9, 2022, Board meeting (All):

-Barc moved

-Clay provided second

-All in favor. May 9, 2022, minutes were approved.

Assessment and transfer fee update-Karri

Karri reported that the association currently has 19 delinquent owners, .029%

To date \$4100.00 in transfer fees have been collected.

Past due notices were sent 5/14/22

Mowing of properties-Sue G

Sue reported that currently a quarter to a third of the properties have not been mowed. In past years Sue R. created list of un-mowed properties to forward to the city. Karen Lindeke created the list in 2021. Sue G. will contact Sue R. and Karen Lindeke to ask if this list can be created for 2022. The city requires the physical address of these properties.

Weeds-Sue G

Wally confirmed that he removed and sprayed for weeds at one of the Diamond C signs within the association. Board reimbursed him for products that he used. The Amish took care of the other sign within Diamond C. All signs look good.

Knapweed on BRTA trail is becoming an issue. BRTA will not spray. Sue G. will contact Bill Foisy @ BRTA regarding weeds and who oversees weed removal.

Annual Meeting Agenda-Sue G

Proposed agenda:

- Approve 2021 annual meeting minutes
- Approve 2021 financial statement
- Vote on new board members, including Kathy Martin
- Modulars
- Mowing lots
- Weeds presentation, Pam Schwerd 406-962-4358

Barc knows of a property owner that is interested in joining the board, Doug Reynolds. Barc will provide Doug's background information and invite him to the annual meeting.

Terms for Wally, Larry, and Barc expire in 2022. Wally has agreed to continue and will take over as board chair, replacing Sue G. once she departs. He will remain board chair through 2023 and requests that another board member takes over for 2024. Wally's gracious volunteering for another stint as "Chair" will require Board members approval after departure of current Chair, Sue Glock. (Thanks, Wally)

Karri will develop list landscapers that will mow lots to be presented at annual meeting. 102 proxy ballots are required to have a quorum for the annual meeting.

Treasurers Report-Sue G

Board would like to see transfer fees as a separate line item on financial report.

Karri will contact Dave and request that this change be made. Karri will contact Pam @ Junction 7 to inquire about invoice for most recent proxy ballot mailing.

-Barc moved to approve financial report

-Clay provided second

-Motion passed for July 2022 financial report

Modulars-All

Wally reported that based on the information that the lawyer provided, it appears to be a futile effort to add the exclusion of modulars to the covenants. The number of properties affected is very small. If a change was made it would not go into effect until 2024. There would be little or no benefit for the change. Barc stated that it would only affect lots at the south end of RLCCE and those lots are not turning over frequently. Clay added that the modulars that have been built in the past year do not appear to be offensive. There is an owner on Sundog that has taken offense but modulars are allowed in RLCCE although this was part of the covenants when the owner purchased his property. Kathy added that modulars are not allowed in Diamond C.

Discussion regarding permanent fence that was built on a Kane Circle property. Fence in question was reviewed and approved by Jeff Schmidt. He has requested that a gate be added to the fence so that golfers are able to retrieve balls that land on that property. Jeff also approved fence for property on Greenough, this was to positively affect the salability of that property. Jeff may be out of town and unable to attend annual meeting.

Additional information item: home being built on Greenough Way was constructed with half of the third car garage over the property line. Builder has resolved issue with the owner of the affected lot. Jeff Schmidt will require builder in question to survey all future builds prior to construction.

Carbon County News reported that a Red Lodge Planning Board meeting will take place on Wednesday, July 27, 22 @ 5:30pm

The development on Hwy 78 parcel west of Mountainview Townhomes. Phase 2 of Mod Lodges -- 33 single family townhomes will be discussed.

Board discussion on current building projects near Hwy 78, including the Lutheran Church that is under construction.

-Barc made a motion to increase compensation from \$6600/yr \$7600

-Wally seconded the motion

-Motion passed unanimously

Date for next BOD meeting

October 24, 2022, 4pm, Red Lodge Community Foundation conference room. Call in number and access code to be on agenda. Karri will prepare 2 separate emails for board chair approval to be sent as reminders to property owners of annual meeting.

Meeting Adjourned 4:55pm

