

**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**

**August 12, 2024 4pm**

**Present:** Wally Tate (Chairperson) Board Members: Jen Davis, Sue Roi

**Via phone:** Barc Corbus, Clay Cummins

**Absent:** Lee Thorson, Larry Martin

\*Also in attendance: ARC chair, Jerry Glynn, ARC members, Carol Sounders and Julie Lindgren

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

**Update from Mayor Dave Westwood on the Spires rezoning proposal (Dave)**

Mayor Dave Westwood informed the meeting participants that the latest documents regarding the new potential Spires development are now posted on the City of Red Lodge website, with the most important document being the subdivision regulations. This document clearly states that subdivisions shall be interconnected by roads. Two points of access for all subdivisions is a zoning regulation. The document is listed as PUD-S (planned unit development for the Spires) Height restrictions for subdivisions are not bound by POA regulations. The Spires had 400 water and sewer connections originally approved, currently there are 300 left to use. The question is how these connections will be used. The developer may be selling off phases of the subdivision to sub-contractors. The planning board will first consider a submittal of a subdivision then send a recommendation to the City. The City council will determine the approval or disapproval. Within the submittal of a subdivision plan the developer will provide a traffic study. There are not to be any zoning islands, meaning that a commercial development may not be located within a residential one. If the zoning is not changed for the Spires, there will still need to be a zoning plan that includes connectivity between subdivisions. This is a requirement of subdivision development within Red Lodge.

Copies of all of the letters that were sent to the city regarding the development are also going to be posted on the website.

Questions from property owners attending the meeting:

1. The planning consultant informed property owners that there is a possibility of a gate between the subdivisions to limit traffic? There could be a gate but there will need to be input from the emergency services departments.

2. Is there a regulation that could limit the construction traffic, possibly signage that would deter this type of traffic? Property owners were also concerned about the damage and wear to roads with additional construction traffic. Or could the speed limit be lowered to deter this traffic? Public works and the emergency services would need to make this determination.
3. Does Alpine Basin ultimately have to connect to the Red Lodge Country Club Estates? The layout for Alpine Basin did not allow for a second access to that subdivision. A topology exception was given. At one point there was a possibility of a road that connected the Spires to Hwy 212, however this never happened.
4. Is there a way to block the connectivity between the subdivisions? If it can't be stopped with zoning, could it be a requirement in the subdivision plan? Concerns were expressed with the density of the potential subdivision traffic funneling into Diamond C. The mayor suggested driving and clocking the difference from the potential of driving through Diamond C and going directly to Hwy 78 through the Spires Phase I. He felt that the majority of traffic would flow through the path of least resistance.
5. Is the next step that the developer needs to apply for a new subdivision? Yes. A property owner stated that new rules need to be developed to prevent connectivity between subdivisions. How do we change the zoning regulation to prevent interconnectivity? This is not likely to change within the city as it is a requirement for all subdivisions. Conditional use permits could address this issue.

Currently there is nothing else the POA can do regarding the Spires subdivision. The Mayor committed to adding updates to the city website as to the next steps for the Spires subdivision. He is fully aware that property owners do not want connectivity to the north of the POA.

**Approve minutes from the May 13, 2024, board meeting. (Wally)**

*-Wally moved to approve May 13, 2024, BOD minutes*

*-Motion passed unanimously*

**Dues and Lien Report (Karri)**

*-The POA has 2 unpaid property assessments for 2024 for a .003%*

*-There are currently 3 liens.*

*-A total of \$2800 in transfer fees have been collected year to date.*

**Treasurers Report (Wally & Karri)**

Reported is posted on POA website. Line items showing trash deposits and ARC submittal fees are shown. Wally stated the POA continues to be in a good financial position. Current balance \$99,636.53.

*-Wally moved to approve the treasurers report*

*-motion passed unanimously*

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

Karri is the process of getting a payment page added to the POA website. The set up of a credit card payment processor is almost complete. The next step will be to add the page and link to the processor. The fees to have a website developer add this page will be \$701.96. This expenditure was approved. The hope is to have the page set up and running so property owners can make assessment payments online for the 2025 assessment. ARC submission payments and trash deposits will also be added as payments that can be made on the website.

**Donation to BRTA for engineering study of Brewery Hill trail to town. (All)**

Wally, Jen, and Karri met with Nick Gaddy of BRTA to discuss the possibility of the addition of a trail from Lazy M to the fire station, being built on the north side of the road. Nick informed that a grant can be applied for, then the trail could be completed with grant money. The requirement for a grant submittal is an engineering survey of the project, this costing approximately \$24,000. This city has committed to half of the cost with BRTA funding \$5,000. Nick is seeking donations from RLCCEPOA, Remington Ranch, the Spires, and Alpine Basin. Alpine Basin has committed to a donation. Wally estimated that a donation from our POA could be around \$2,500. There was no opposition for a donation of \$2,500. Wally will communicate the exact amount once all are donations are finalized from the other POAs.

**Set the dues amount for 2025 (ALL)**

Annual assessment fees are currently set at \$15. Wally suggested raising the annual assessment to \$20 to cover the cost of taking online payments. Discussion on raising the fee to \$50 to cover costs such as: sign upgrades and maintenance and upkeep of entrances. Further discussion of raising annual assessment to \$30. Wally will send a proposal to the BOD to vote on a dues increase to \$20 or \$30.

**POA member Don Siellschott has volunteered to maintain the Diamond C sign area on Pine Ridge Road. Recommend waiving Don's POA dues in appreciation for his work.**

Property owner, Don Siellschott is maintaining the sign on Diamond C on Pine Ridge road. BOD agreed to waive his annual assessment fees each year that he completes this maintenance.

**Elect Bill Hutson to the BOD and appoint Bill to the ARC (All)**

*Wally moved to elect Bill Hutson to the BOD.*

*-moved passed with 3 yays and 1 nay*

*Wally moved to appoint Bill to the ARC*

*-motion passed with 4 yays and 1 nay*

Bill has lived in Diamond C for 2 years, is a full time Red Lodge resident, and is familiar with the CCRs since the completion of his own home within the association. He is familiar with the building and approval process. He is also currently retired.

**Variance for build on 2450 Greenough (All)**

*-Wally moved to approve the variance request for the above listed property*

*-variance request passed unanimously*

Variance was approved as the property in question is very narrow and the requirement of placing the house 25' from the property line would not allow for a backyard or patio. With this variance the home will be in line with the existing properties on Greenough, that were also granted the same variance by Jeff Schmidt. Wally will respond to the property owner with the variance approval.

**Election of Board Officers (All)**

*New BOD officers:*

*Jen Davis-Chair*

*Wally Tate- Vice-Chair*

*-motion passed unanimously*

**Select date for the Fall 2024 board meeting (ALL)**

Monday, November 11, 2024, 4pm

-one agenda item for this meeting will be to set the 2025 budget