

LODGE COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (RLCCEPOA)

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BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES

September 18, 2023 4pm

Present: Wally Tate (Chairperson) Board Members: Kathy Martin, Barc Corbus, Doug Reynolds, Jen Davis, Sue Roi, with Jerry Glynn (ARC)

Via phone: Larry Martin, Clay Cummins

Absent: Dave Quinn

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

Approve minutes for April 10, 2023, BOD meeting minutes

-Wally moved to approve minutes

-motion passed unanimously

Delinquent Dues Report (Karri)

Reported that the POA currently has only 3 delinquencies greater than 2 years for a .005%. There are 4 past due property owners for 2023, these parties were sent past dues notices. Transfer payments have been recorded on the financial reports.

Treasurers Report (Wally)

The POA currently has a balance of \$92,647.42 (financial report posted on website)

The majority of assessment fees collected for 2023 were deposited and posted on financial reports in 2022 as property owners make payments at the end of each year.

-Wally moved to approve financial reports

-motion passes unanimously

Update on Declarant Transfer (Wally)

Wally reported that the POA and Grizzly Peak are still waiting for attorneys to complete declarant transfer documents. Grizzly Peak is requesting some minor changes. The declarant transfer should be complete in October.

Jerry, chair of ARC, expressed concerns about current builds within the POA. He stated that there are things happening that could impact the property owners. He is aware that the POA is waiting for the final declarant transfer document, but the ARC would like exposure to the approval and builds that are currently taking place. Wally will request a meeting with Jeff Schmidt and the ARC to discuss current builds. Wally, Jerry, and Kathy are available to meet on Friday, September 22, 2023. Wally will update once a meeting time is set.

Jerry is working to complete a letter on changes to send to property owners and communication with builders.

Larry suggested asking Grizzly Peak about additional costs that the POA may incur with the takeover as declarant. Wally stated that a meeting has been set with our insurance agent to address possible increase in coverage that the POA may need when declarant takeover is complete. The insurance meeting is set for Tuesday, September 26, Jen Davis will attend.

Discussion on when declarant takeover is complete will POA have more control of CCRs. ARC wants to be onsite for all proposed builds to complete reviews and make determinations. Further discussion on the need for maps that include block and lot numbers. Wally provided a map that Sue will be duplicating and providing to board. Admin will save electronic copy for POA.

Set the annual dues amount for 2024 (All)

Discussion on possible increase of assessment fee to \$20 annually. This increase could help with costs that POA is incurring with the declarant transfer. POA also needs to address costs for weeds and maintenance. Currently the POA is financing the budget with assessment and transfer fees. There were questions regarding the establishment of a reserve amount for the POA. This will be added to the agenda for the next BOD meeting in November. BOD members expressed concerns that the declarant takeover could increase costs for the POA.

- Wally moved to keep assessment fees @ \$15 for 2024
- 6 members approved.
- 2 members opposed.
- motion passed

Determine donation to Beartooth Clinic (All)

Wally reported that he has been approached by several property owners since the annual meeting expressing their concerns with the donation to the Beartooth Billings Clinic (BBC) Foundation. Property owners communicated that they felt that the POA should not be donating to a non-profit organization. There were also concerns that not all property owners utilize the BBC.

Clay reported that the BBC Foundation Gala event that took place on Saturday, September 16, 2023, and raised between \$175K and \$200K for the foundation. He stated that the donation policy was set by the BOD to make donations that are beneficial to all in the community.

- Clay moved to donate \$1K per year for the next 5 years for a total of \$5K.
- Barc provided second

Clay stated that with this donation the POA would be recognized as a sponsor. Donated funds would be used to fund an infusion clinic.

Doug communicated that he would agree to a one-year donation but did not feel comfortable with a 5-year commitment. He expressed concerns that board members could request annual donations to non-profits. He stated that there is no doubt that the BBC Foundation is a worthy cause but suggested that property owners could make individual donations.

Larry also reported that he had also received some criticism regarding this donation. He stated that this donation could be considered a conflict as Clay serves on the BBC Foundation Board. The POA donation policy was designed for a year-by-year donation. Any donation requests must include how donation is to be allocated with updates on the progress. He also stated that the BBC Foundation is a worthy cause but that property owners can make individual donations.

Jen expressed concerns that since the Red Lodge community just voted down the tax increase for ambulance service and with the increase to property taxes, this may not be a good time to donate to the BBC Foundation.

Sue reported that she had heard from property owner, Kelly Miner, who is opposed to any donation made to BBC Foundation.

Karri (Admin) reported that several property owners had approached her with the following concerns: not all property owners utilize the BBC, POA funds should be used to directly improve POA, such as sign maintenance/weed control, and since the BBC foundation has a \$3 million endowment why is the POA providing an additional donation.

Clay addressed opposition to the donation by stating that he hoped that property owners never had to experience an emergency that required a hospital visit as the BBC is the only facility of its type within 60 miles. He provided personal experiences that confirmed what he feels is an important donation. He reiterated that this donation would be used for an infusion clinic that would prevent local residents from the need to commute to Billings for treatment. There is a \$3 million endowment, but the foundation is attempting to increase donations in the event that a tapering off occurs.

-Clay withdrew his motion for a \$1K donation for 5 years

-Barc provided second for the withdrawal

-Wally moved that the POA donate \$1K for 2023 as a donation to the BBC Foundation was approved by a quorum at the annual meeting.

-motion passed unanimously for a \$1K to the BBC Foundation for 2023

Elect Board Officers for 2024 (All)

Wally Tate- Board Chair

Jen Davis-Vice Chair

Dave Quinn-Treasurer

-Clay provided first for election of above listed BOD Officers

-Doug provided second

-motion passed unanimously

Increase donation to RLCF for conference room use? (All)

This to be added to agenda for 4th quarter BOD meeting as members were unsure of current donation level.

Select date for 2024 Annual Meeting. (All)

BOD selected annual meeting date of Sunday, June 23, 2024, 2-4pm

Karri will contact Roosevelt Center to inquire if above listed date is available.

Discussion of adding a picnic to meeting but Roosevelt Center has another booking earlier on Sundays that would prevent POA from renting space for more hours to accommodate a picnic.

BOD may schedule a social event for another date during summer.

Select date for 4th quarter BOD meeting. (All)

Monday, November 13, 2023, 4pm

Agenda to be posted on website.

Adjourn: 5:08pm