

LODGE COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (RLCCEPOA)

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BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES

February 17, 2025 4pm

Present: Jen Davis (Chairperson) Board Members: Wally Tate, Sue Roi, Bill Hutson, Lee Thorson

Absent: Larry Martin, Barc Corbus

Also in attendance: Scott Malone

Jen Davis, Chairperson, called the meeting to order at 4:00pm. A quorum was met.

Approve minutes from the November 11, 2024, BOD meeting (Jen)

-minutes approved unanimously

Golf Course Committee Proposal-(Wally)

Property owners want to have an avenue to communicate directly with the golf course about the conditions. Wally would like to form a committee that would approach golf course management, Spencer Weimar, acting general manager. The committee will contact Spencer after the ski season to set up a meeting to discuss this issue.

-Wally moved to form golf course committee

-Jen provided second

-passed unanimously

The committee will be led by Scott Malone with Steve Muth, Marilyn Macallair, and Wally Tate serving as members. Wally will report progress to the BOD. The committee will be announced at the annual meeting scheduled for Tuesday, June 24(see homepage of website for details). Discussion around communicating to property owners about how they can individually donate to the golf course for improvements as the condition of the golf course could directly affect property values.

ARC Update (Bill Hutson)

-One new build has been approved since the last BOD meeting. Located on Diamond C Trail. Initially the proposed build had a 31' height which the ARC rejected, and the builder resubmitted a plan with a height of 23.4'. ARC met to determine impact on neighboring properties. Submission was approved as there was very little impact and the plans met CCR criteria.

-ARC approved 4' iron fence for a property on Diamond C that is not directly on the golf course. The property owner submitted a request for a fence due to safety concerns over creek at the back of the property.

-Also approved was a garage door submission from a builder. Pictures indicated that the door met criteria.

-ARC met with a potential buyer inquiring about the possibility of adding a 3rd garage to a property on Kane Circle. ARC agreed that a 3rd garage could be added to the existing structure, but a separate structure would not be allowed.

-There was a landscaping inquiry from a property on Greenough. The owner wanted to have as little grass as possible or to install artificial turf. Since underground sprinklers are a requirement any submission for artificial turf would require a variance. Landscape company referrals were given to property owner.

The City of Red Lodge sent the POA a request for maps of several subdivisions. The POA informed the city that no such maps are in the possession of the POA. These should have been filed with the city at the time permits were approved.

Treasurers Report (Lee)

Lee presented the year end Income & Expense Report for 2024 and the current balance sheet. Both documents are posted on the website.

She has submitted the following documents: Secretary of State Annual Report, Federal, and Montana corporate tax returns.

*-Jen moved to approve financial reported as presented
-approved unanimously*

Dues and Lien Report (Karri)

-Currently 1 past due assessment fee for 2024 and 3 liens within the POA.

-\$17,210.00 in 2025 assessment fees have been collected.

There are currently 46 property owners that are past due for 2025. Past due invoices and emails are being sent out.

Website updates-tab for updating owner contact information-(Karri)

A quote to add an information update tab to the website was received with the cost being \$200.00. The BOD approved the expenditure. Karri will design and forward to website design company for implementation.

Select the date for the 2nd Quarter 2025 BOD Meeting (ALL)

Monday, May 19, 2025, 4pm

Any New Business

-Brewery Hill trail donation has not been made at this time. BOD is waiting to hear from BRTA that the application was submitted.

-Property Owner inquired about building an RV park on Cole St. BOD is investigating if this is a commercial or residential property. Once that determination is made a BOD member will be contacting the owner.

-Jen will be contacting the owner on Bobcat to address the trailer that is still parked there.

-There is also a boat and trailer parked on a lot on Grizzly Circle. Karri will forward to Jen the camper violation letter.

- Discussion on the 2 properties in Diamond C that are currently for sale and nearing the deadline to complete landscaping. A realtor with one of the listings was contacted and informed that the landscape deadline is approaching.

Meeting adjourned: 5:25pm