

LODGE COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (RLCCEPOA)

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BOARD OF DIRECTORS, QUARTERLY MEETING MINUTES

November 11, 2024 4pm

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

Via phone: Barc Corbus, Larry Martin

*Also in attendance: Nick Gaddy, Beartooth Recreational Trail Association

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

Approve minutes from the August 12, 2024, BOD meeting (Jen)

-Jen moved to approve minutes as presented

-Wally and Barc provided second

-minutes approved unanimously

Brewery Hill Pathway update (Nick Gaddy, BRTA)

Nick reported that Great West Engineering is finishing up their engineering report for the Brewery Hill Pathway. Public hearings will begin once the report is complete. POA will email property owners to inform every one of the public hearings. Nick has been working with the city and other neighboring subdivisions to secure funding for the pathway engineering report, which was originally estimated to be around \$19K. BRTA has committed \$8K and the city has committed \$12K. The grant application process begins on January 25, 2025.

The pathway is still planned to be built on the north side of Brewery Hill. However, if the pathway is completed on the north side, it will be narrower as there is a stream on that side of Hwy 78. There is a possibility of putting a crossing near the Alpine Village subdivision, this would move the pathway to the south side. If the move to the south side is chosen the pathway would be wider and the apartments on the south side would be able to access it more easily. Finalization of the where the pathway will be built will ultimately be determined by the engineering report. There has also been discussion on lowering the speed limit on that section of Brewery Hill to 25 mph. This would increase safety especially if a crossing is built.

To date Nick does not have an exact amount for the funding request that was approved by the BOD, but he will communicate once the report is complete. (Please see the minutes of BOD meeting held on August 12, 2024, where the BOD approved a donation of up to \$2500 for the pathway)

Below is a summary report of the Brewery Hill Pathway provided by Nick Gaddy:

The Brewery Hill Pathway is a planned project by the City of Red Lodge (CoRL) and Beartooth Trails to build a pathway adjacent to Highway 78 from Lazy M Street to Hauser Street, also known as "Brewery Hill." Currently there is no pathway on Brewery Hill, which is a serious safety issue for pedestrians and represents a lack of connectivity between the fast-growing West Bench and Red Lodge.

In early 2024 members of Beartooth Trails and the Mayor of Red Lodge had a meeting with Montana Department of Transportation (MDT) officials about the potential of a pathway down Brewery Hill. The MDT officials agreed there should be a pathway there and advised that the CoRL apply for the 2025 Transportation Alternatives Program (TAP) in order to fund the project. TAP is a MDT program that funds non-motorized transportation infrastructure projects in Montana. It has a competitive application process for funding. The next round of TAP applications begins in January 2025. Because of this competitive application, MDT recommended that a feasibility or preliminary engineering study be conducted prior to the TAP application so that the exact details and construction cost estimates of the proposed project are established and can be included in the TAP application. MDT recommended that Great West Engineering, who already work with the CoRL, be hired to conduct the feasibility study and complete the TAP application as they have experience with TAP applications. Great West was contacted about the study and estimated the cost of the feasibility study to be \$19,000 maximum. The TAP application for municipalities under 5,000 residents is \$5,000 but will be fully refunded if the application is accepted.

If the TAP application is accepted, MDT will fund the entire project, except for the feasibility study and match fund. The pathway will be built on existing MDT Highway 78 right of way. For the community, the benefits of a pathway on Brewery Hill are significant. First, it makes pedestrian travel much safer. There is currently a lot of pedestrian use on Brewery Hill from walkers, runners and bikers. Adding a pathway next to the road would keep pedestrians away from traffic, increasing safety. Second, it improves walkability to the Central Business District. The Mountain View Apartments, Alpine Basin, the Golf Course, Remington Ranch and the Spires developments would all gain walkable connectivity to Red Lodge. Currently, only the pathway on McGillen Street connects the West Bench to Red Lodge, but it is a significant detour to many West Bench Residents. The pathway would be a sustainable way to improve business in downtown Red Lodge. Third, this pathway helps improve the health of residents and visitors by encouraging walking, biking and running activities.

There is strong and well documented support for the pathway in the community. The 2016 Active Transportation Plan highlighted the need for a pathway along Brewery Hill in its Recommended Infrastructure Plan (Highest Priority). The North Community Entrance Urban Renewal Plan cites, "A lack of trail connectivity, particularly from the core of town to the top of the west bench" as an unmet goal and a distinct opportunity for improvement. Additionally, residents recently cited walkability as an important part of the Downtown Revitalization Plan. The City of Red Lodge has committed to paying for half of the feasibility Study and application, Beartooth Trails has committed \$5,000.

ARC Update (Bill Hutson)

Bill reported that 4 new submissions were received by the Architectural Review Committee(ARC). All of these submissions were approved as adherence to the CCRs were met. No modulars were submitted. There were 3 modification submissions, 2 fences and one dog run. Also, all approved by the ARC.

A property owner submitted a plan to add a 3rd garage to their property as a submission for a shed was denied. The denial was made as the shed exceeded the size limitation. The 3rd garage was approved as it met requirements.

Bill also communicated that the POA seems to be experiencing issues with trash dumpsters not being properly covered, this resulting in trash blowing throughout the POA. Contact was made with a contractor currently building on Lazy M. The contractor was reminded that all dumpsters must be covered. The contractor became belligerent and informed the POA that we could keep his trash deposit. This response was met with frustration by the BOD. A trash complaint will be filed with the city as it is a city ordinance to cover dumpsters. Additionally, the police will be informed that this particular dumpster is on the street, which is also a violation. The ARC has been tasked with developing a list of contractors that regularly violate dumpster requirements. The BOD may consider requiring larger deposits from any contractor who is a habitual violator.

Bill suggested that the ARC put together a letter to contractors working within the association that clearly explains the trash dumpster requirements. The website does have a form that must be signed by the property owner and contractor detailing trash dumpster requirements. It clearly states that dumpsters must be covered.

An additional concern that was discussed is the lack of landscaping for 2 houses on Pine Ridge. Both are currently on the market. The owner for both properties was sent a reminder letter on May 23, 2024, informing them that they are past the timeframe to complete their landscaping. Discussion continued on how to address this issue: a letter stating that a lien could be imposed and/or sending a letter to listing agents that new owners must immediately landscape properties upon purchase. Jen will be considering this issue and how to resolve it.

A reminder was made to property owners to remove election yard signage as this is a city ordinance. Jen informed the board that realtor signage is not allowed in yards unless the property owner has agreed to it.

Dues and Lien Report (Karri)

Assessment invoices for 2025 have been sent. The association has already received some assessment payments for 2025 through the website. Currently the association only has one past due for 2024 making the delinquency percentage for the association .001%

Treasurers Report (Lee)

Lee provided an overview of the financial report to the board of directors, and it is posted on the website please. Please note that trash deposits were collected, however some of these deposits will be refunded if no complaints were received.

- Jen moved to approve the financial report as presented
- Wally provided second
- Approval of financial report as presented approved unanimously

Update regarding the online payment system for POA dues/ARC fees and website. (Karri)

Updates to the website to add the payment option are complete. Karri and another board member conducted a test of the payment tab and found it to be user friendly. Overall, Monterey, the company that completed the updates to the website, was worth the investment. This company will be maintaining the association's website, conducting regular backups and any software upgrades that are needed.

Also offered through the payments tab are ARC payments for new builds, modifications and additionally trash deposits.

Set the Budget for 2025 (ALL)

Lee presented budgets for previous years and the entire board of directors completed a budget for 2025. Once this budget is complete it will be posted on the association website.

Select the date for the 1st Quarter 2025 BOD Meeting (ALL)

Next BOD meeting is set for Monday February 17th, 2025, at 4:00 PM
Agenda will be posted on association website prior to meeting.

Select date for the Annual Meeting 2025 (ALL)

The annual meeting is set for Tuesday June 24, 2025, from 4:00 to 6:00 PM at the Roosevelt center. Karri will verify that this date is available and confirm with the BOD.

New Business (All)

Jen reported that she has another party, Joy Stevens, who may be interested in the open BOD position. She will be invited to attend the next meeting scheduled for February 17th, 2025.

Meeting adjourned: 5:21pm