

Morning Sky Estates Annual Meeting Notice

Date: Friday, June 23, 2023

Meeting called to order by Nick at 6:34 PM

Board members present: Tom Luhrsen, Nick Coddling, and Donna Roper

Location:

United Methodist Church
124 2nd Ave E, Three Forks, MT 59752

The meeting began with Nick explaining that the main objective of the meeting was to elect a new board. The board sent out an email asking for volunteers to serve on the board, and no one expressed an interest. Nick explained that we had lost one board member early on and our treasurer stepped down a couple of months ago.

Nick asked if anyone present would like to volunteer for the board. The following community members graciously volunteered.

Jonathan Merrill

Josh Johnson

Nick Coddling

Tom Luhrsen

Kasey Watson

Members present got ready to vote for the board and it was brought up that since there were 5 volunteers and 5 vacancies no written vote was necessary.

A motion was made by Travis that we do one verbal vote for all candidates at once, second by Shane and Leslie, all present voted aye, no nay votes.

Larry asked for proxy votes. Donna and Nick explained that since there were only five volunteers for the board and 5 vacancies available, there would be no need for proxies.

Therefore, all five candidates became the new members of the board.

Tim Benjamin was questioning who the notice and mailer was mailed to. Donna responded that everyone on the mailing list was sent a mailer. No mailers were returned to the HOA as undeliverable. Donna stated that she personally went through a large portion of the lots on cadastral to verify addresses. Also, notice of the meeting is on the website.

Tim would like to see a list of the mailing addresses. **after the meeting: a resident expressed concern for sending personal information without each resident/lot owners' consent to release such information.

Tim and Nick had a discussion regarding a previous discussion. Shane had asked that we stop wasting people's time and move forward with the agenda. Other community members agreed.

Treasurer's Report 2022

Nick went over the current budget:

Forecasted budget 16,800.

Sime has been contracted to do the roads and will be here on June 24, 2023. Nick explained that the delay in getting the roads done is due to the previous board not having any contracts in place. Therefore, he worked with Sime on working us in their schedule for this spring. Going forward we are going to be on the schedule for spring and fall. Sime is going to be able to complete the road maintenance within our budget of \$10,000 a year.

This is the first forecast budget; the HOA now has a computer, so it makes it easy to maintain the budget and pass the information on to incoming board members.

Nick explained that due to us being over budget with the current bills, an increase is necessary to keep the roads in good condition, unforeseen legal costs and other expenditures. This increase is still much lower than the previous projected increase, without a forecasted budget.

Larry mentioned that weed spraying is something that is required by the county and not in the budget. Nick thanked him for the information and the new board will need to investigate it.

Larry also mentioned that there are culverts in multiple places that are clogged and smashed that have needed repair for some time now. Nick mentioned that Sime is going to check the culverts and the need for an additional road base.

Johnathan raised the question of why he would support an increase in dues if the roads weren't being taken care of. Response-Roads are being done tomorrow.

Larry mentioned that our dues are less than any other HOA in the area. Mentioned that there are unforeseen expenses that the dues must cover to avoid special assessments.

Larry suggested that we will have to send out a letter stating that homeowners have 30 days to get current or we will have to start the lien process.

Tim asked if we had been able to collect all the previous year's dues. Donna said that she thinks we have collected about two thirds of the dues thus far. The treasurer resigned due to selling her lot and no one had a chance to look on the computer for a current count.

This year's dues are just starting to come in.

Tim states that we need to collect all back dues.

Motion by Nick to approve the budget, moved by Donna, seconded by Shane. All were in favor, no nays.

Open topics:

Tom would like to propose that the community consider allowing 4H animals. They currently must drive 20 minutes each way to care for their daughters' pigs.

Discussion seemed to divert to chickens, via Pat asking how they could be approved without a proper vote taking place. Also, why there wasn't a set number of chickens stated. Worried about neighbors having 45 chickens. Gina stated she recalled in the board meeting of 2021, that the board then had been asked about chickens and Shane asked about a vote. The discussion then, with current residents present, was that chickens without roosters should be allowed.

Gina asked for clarification from Larry and Leslie, their response was it was informal and would have to go through a proper vote. Gina mentioned the agenda that went out for June 10, 2022, that stated: "Update the covenants. Chickens are allowed but not roosters." Therefore, residents were acting in good faith from previous boards mailers and communications.

Tim then said if chickens were not properly voted on, they were not to be allowed and that needs to be enforced going forward. He's concerned about property values decreasing and how the board is not enforcing it. He pointed to a community member and emphatically said "sorry, your chickens have to go!" Community member was very offended and mentioned her chickens are in a very nice coop and doesn't understand why Tim cares about her chickens. They are not bringing down anyone's property value.

Gina then raised the concern of telling a neighbor her chickens must go. She asked Tim if he was also saying that trailers that have been allowed (which are not in the covenants) need to go too? Asked if he was going to tell everyone with a trailer, that they must be in a shop or be removed? He argued that he didn't have a trailer but yes, then they would have to go also.

A discussion took place regarding the need for the covenants to be changed to better reflect the needs of the community members.

Tom suggests that we form a committee to investigate what the community wants. He would like it to be a nice community for all to live in. Many community members agreed.

Tom motioned to form a committee to work to change the covenants. Second by Nick, ayes carry, motion passed.

Volunteers for the committee include Tim, Jason, Larry, Eric, Shane, and Tom.

Tim – possible special assessment to fund changing the covenants.

Neighbor concerns:

ATV's and other off-road vehicles need to adhere to the speed limit.

Tim mentions that maybe the parents can find a way to dampen the noise, because the ATVs are noisy.

Larry informs that there had been talk of having speed bumps in the past. Community members mention that the worst offenders are the contractors. He said in his evaluation, there were also community members who don't adhere to the speed limit of 20mph. Most thought speed bumps were not a good idea.

Pick up after your dog when you are walking them.

Shane asks about a lot being subdivided within the subdivision. A discussion ensues about whether that is allowed.

Donna clarifies that the lot wasn't subdivided. The lot line was adjusted, and the county approved it.

7:48 Motion to end the meeting by Nick, a few seconded. All yays, no nays.

Meeting adjourned at 7:48pm.