

## Board Meeting Minutes for Wednesday January 31, 2024

Officers Present: Kasey, Tom, Jonathan

Officers Absent: Josh, Nick

Visitors: None

The meeting was called to order at 7:00 p.m. Kasey confirmed prior meeting minutes for 12/19/23 were approved.

First item on agenda was a discussion regarding Road Maintenance and urgently needed grading. The board solicited three quotes from vendors, one received, one pending receipt which was already determined to be high, and no response on the third. These vendors were partially local to reduce the expense related to transport and travel, especially from Bozeman. Motion called to vote/accept and schedule with C&C Contractors for an immediate grading. Motion seconded by Kasey. Vote passed unanimously. Kasey will contact C&C to schedule as soon as possible, ideally within February or March subject to weather. Board will review work completed and decide to continue with vendor.

The second item on the agenda was collections of the 2023-2024 dues. Round 2 demand/lien notices were issued to 24 lots/19 lot owners with a deadline of 2/9 for payment. The cost to deliver notices was roughly \$129 which included postage and certified mailing. Round 2 notices will be the last communication from the board to unpaid lot owners. Kasey and Jonathan to execute lien filings by EOM February to issue to Broadwater County for recording. As of the meeting date, collections of the 23-24 dues were at 80%. No vote or motions required.

The third item on the agenda was a community update mailer to highlight the collection progress, grading announcement, and general updates. In addition, mailer would include a Treasurer report highlighting in's and out's for the 2023 calendar year or YTD. Based on board availability to put draft together, it was determined to target delivery by EOM March. Mailer will be sent to only addresses which have been validated in the last year.

Fourth item discussed was lots for which have exceed the 12-month construction timeframe. Kasey recently approved a new notice with Design Review Committee and recommended issuing notice to Lots 60 and 86 which are currently under construction. Lot owners are asked to provide updated plans within 30 days. No penalty available to assess.

Lot 90 was discussed, however determined to wait pending and further activity with the lot. Motion seconded and carried.

Fifth item on the agenda was discussing updates to the website. Items to be changed including removing 2023 annual meeting notice, removing the old board member tiles, updating the DRC Request form, and updating minutes for the 2023 and 2024 board meetings. Kasey will contact website manager and request changes. Long-term item to be considered in Board absorbing the website management for self-service. Item added to the next board meeting agenda.

Next meeting to be scheduled at later date but likely March. Meeting was adjourned at 9:00 p.m.