

## Board Meeting Minutes for Tuesday March 26, 2024

Officers Present: Kasey, Tom, Jonathan, Nick

Officers Absent: Josh

Visitors: None

The meeting was called to order at 7:30 p.m. Kasey confirmed prior meeting minutes for 1/31/24 were approved.

### Agenda Item #1:

Need to review and approve a contractor for first round of culvert installations as part of 2023 projects. Received bids from Stuart Christopher and possibly Vossen (Nick to confirm). Kasey reached out to two other vendors, one of which was coming out week of 4/1 for estimate. Board agreed that additional bids for needed, wait to make decision. Tom made motion to conduct vote by email once 3<sup>rd</sup> vendor bid was reviewed. Kasey seconded. Motion carried.

### Agenda Item #2:

Kasey provided update on Due Collection for 2023-2024. 90% of all dues have been collected. 3 lots need to issue repayment due to mail destruction incident, 7 lots had liens filed with Broadwater County in March 2024. Kasey informed Board that finalized liens should be coming back from County and copy to be mailed to lots for record. Jonathan to write letter to lots for repayment. No further action required from Board on these dues.

### Agenda Item #3:

Kasey & Jonathan presented 2023 tax statements for IRS and MT Dept of Revenue. IRS 1120H didn't require any further payments. CIT for MT Dept of Revenue required the minimum \$50 filing fee. Board reviewed and discussed cash/versus accrual figures. Kasey confirmed accrual books are required with IRS. Tax filings to be mailed to each office week of 4/1.

### Agenda Item #4

Covenant Violation for Lot 102 Luhrsen. Lot 102 is currently housing swine. Kasey received complaints from Lots 95 (by phone) and Lot 98 (by text/in-person). Board engaged in discussion on the issue. Tom was present to acknowledge they are in violation and his point

of view. Further discussion on the importance of documenting the process including violation notices, remedies, and decision need to be performed. Following discussion, Kasey moved to vote on issuing Lot 102 official Violation Notice. Tom abstained. Vote was approved 2 to 1. Kasey issued in-person notice to Lot 102 at meeting and informed a mailed copy would be provided in the following week. Notice provides 15 remedy or plan to remedy and board to review for further decision.

End of agenda. Tom made motion to schedule next meeting for Tuesday 4/9 at 7:00 p.m.