

## Board Meeting Minutes for Tuesday April 9, 2024

Officers Present: Kasey, Tom, Jonathan,

Officers Absent: Nick (voted via text), Josh

Visitors: None

The meeting was called to order at 7:00 p.m. Kasey confirmed prior meeting minutes for 3/26/24 were approved.

### Agenda Item #1:

Violation Notice Response from Lot 102. Tom provided a written response to violation for Livestock, citing multiple reasons for hardship or difficulty. Specifically, restriction of ordinances that prevent ag practices within political bodies as well as 4-h education and training, unjust enforcement when other potential violations exist. Response ended with a request for temporary variance. The board reviewed proposal and held discussion which included the size of lot, care and maintenance Tom has put together for the enclosure, and the benefits of 4-H. Board concluded discussion with call for vote to approve Temporary variance 3 approve, 1 abstain, and 1 absent. Tom was not permitted to vote on the matter.

### Agenda Item #2

Culvert Installations are scheduled with Cornerstone Excavation to begin Thursday 4/11, 4/12, and 4/15. Notices provided to impacted lot owners Monday 4/8. Board will review later this Spring for additional locations in the community which may require drainage.

### Agenda Item #3

The open item for due collection and financials was closed. 2023 federal and state taxes have been filed via mail. Additionally, Kasey confirmed that Montana Secretary of State annual filing has also been completed. The filing required the Registered Agent be updated. Kasey reached out to the current listed agent Jodi Moore. Jodi expressed wishes to be replaced and removed from record. Kasey implemented change with SOS and updated registered agent to his information. Moving forward, registered agent should either follow the secretary or chairman each board change.

### Agenda Item #4

As we approach the annual community meeting and begin the budget preparation for 2024-2025 dues, need to forecast what summer and fall projects should be scoped. These will include:

- Weed spraying for entry signs and right of ways
- Right of way mowings, fire suppression
- Inspection/testing of fire suppression

Quotes need to be by mid-May to factor into due budgeting/voting.

Agenda Item #5

Planning for 2024 annual meeting needs to commence. Kasey asked for date recommendations from the group, ideally a Friday or Sunday afternoon. Initial suggestions were Friday 6/14 or 6/21. Kasey to contact Methodist Church for reserving the annex. May meeting will include agenda and budget calculating.

Next meeting set for 5/14. End of Agenda