

Elk Meadows Homeowners Association Annual Meeting
Saturday, May 21, 2022

Attendees: Kurt Krueger
Regan Whitworth
Jennifer and Steve Wynn
Mark Petroni and Peggy Lynn
Beth Burman Frazer
Justin Dixon (and family)
Dave and Stevie Kisko
Kristen Rosa
Blythe Nirgenau
Patrick Browne
Mike and Mary Pat Richards
Ryan Clarke
Warren Bauder
Laurie and Bob Wallace
Tom Plumb

The Meeting was called to order at 10:07 by President Jennifer Wynn

Reports of Committees:

HOA General Board - Welcoming comments by Jennifer Wynn, Board Member, President

Treasurer - Kurt Krueger, Board Member, Acting Treasurer

Current Balance:	\$50,000
Approximate expenditures:	\$ 3,500 reseal arches
	\$ 1,200 common space
	\$ 200 ski trails
	\$ 600 Volunteer Fire Department (to be paid)

There were no trees ordered for Memorial Day Weekend this year
Information item, there are three 20,000 gallon water tanks distributed around the subdivision, helpful for insurance purposes

Patrick Browne: His Insurance rating was updated from Class 10 to Class 3

HOA dues is \$200/property, payable now. You can mail your payment to:

Mark Petroni
1006 Elk Meadows Lane
Anaconda, MT 59711

Secretary – Bob Wallace

Working with Kurt to update email list, there are still addresses that are missing

Information item: Water tanks were checked last summer, all are at capacity

Information item: Fred Bjorklund, Fire Chief, Georgetown Lake Volunteer Fire Department, 406-560-3260

Architectural Review Board – Jennifer Wynn, Regan Whitworth (Board Member), Patrick Browne

Submit your plans for review to the Board
Refer to Covenants (available on EMHOA Website, www.elkmeadows-hoa.com) for specific information on design parameters

Roads Committee – Mark Petroni, Kurt Krueger (Handout, Dust Abatement Project)

Mark: Dust is an obvious problem in the subdivision, exacerbated by speed of vehicles
It was initially proposed that HOA pay for dust abatement treatment (approximate cost \$1.20 per linear foot). After contacting the county, it was determined that the Rural Improvement District fund will cover the costs for Elk Meadows Road and Mule Deer Lane to be treated at an appropriate time this spring/summer. The county will complete the treatment on Elk Meadows Road from the Lakehouse to the south arch as part of their responsibility. The road from the north arch down to Seven Gables will not be treated.

The effectiveness of the treatment will be assessed prior to any proposal for future treatments.

The main ingredient of the treatment is magnesium chloride. Make sure to keep your vehicle clean on a regular basis

Kurt: the county will blade the roads in the subdivision based on current road conditions

Tom Plumb: better roads may contribute to vehicles going faster. The posted speed limit in the subdivision is 25 mph (discussion of speed limit signs in New Business).

Patrick: he has noted the Rural Improvement District line item on his county taxes, perhaps additional funds are available.

Jennifer: assessment is based on valuation of property

Kurt: the county fund also covers snow plowing. When he has contacted people below the south arch to participate in similar road programs he has gotten very little response.

Fire Wise Committee – Mark Petroni, Kurt Krueger, Tom Plumb (Handouts: Elk Meadows Subdivision Fire Wise and Forestry Assessment, Living with Fire)

Mark: Looking over 15-20 years, how trees handle drought.

Ponderosa Pine drought resistant, build-up of needles problematic.

How will fire affect subdivision? Grasses will spread fire, but grass fires are relatively easy to control. Lodgepole will spread fire, especially on the northside. Varying heights of Lodgepole growing in the same area creates ladder fuels. Some lots are more at risk than others.

Patrick: can the handouts be put on the Website? Tom Plumb – yes.

Warren Bauder: Do you need approval from the HOA prior to cutting trees?

Jennifer, Ryan: tree removal in covenants, not highly formalized.

Mark: consider defensible space, native seed available for planting grasses

Mark and Kurt will assist property owners who want information regarding trees and tree removal. Tom will post the handouts on the EM Website.

Noxious Weeds – Peggy Lynn (Handout: Most Noxious Weeds in Elk Meadows Subdivision)

Peggy: Discussed handout, most common weeds and how to control them.

County sprays cutbanks

Tom: JNB Weeds does spraying for weed control.

Kurt: The county also sprays. Does the HOA want to pursue weed control for the common space?

Blythe Nirgenau: will coordinate with property owners, perhaps combine weed control for interested parties with work for the HOA common space.

Update by Regan regarding recent lawsuit/short term rentals

Regan: Private litigation to uphold covenants prohibiting short term rentals. Judgment upheld covenants, property owners not permitted to rent property for financial gain. Post-judgment motions failed, and there was no appeal.

Jennifer: a subdivision that doesn't permit short term rentals is unusual in Montana.

Tom: Regan saved the HOA through his actions.

Question: Are there other properties currently being rented?

Jennifer: possibly, the Board is keeping an eye on whether this is occurring. If so, a process is being developed to deal with it, including a letter to address the issue.

Justin Dixon: is there a letter now?

Jennifer: there will be one.

Seeking volunteers for new Treasurer, appoint made by Board

Mark Petroni volunteered, Board will meet after annual meeting to act.

Nomination and Vote for a new Board Member

Kurt Krueger has completed his three-year term (thank you Kurt for all your service to the HOA!). Both Jennifer and Regan are completing their first year.

Board Member responsibilities include: Emails, phone calls, discussion of general information, meet prior to Annual Meeting, prep for and conduct the business of the HOA.

Regan – motion to nominate Patrick Browne

Stevie Kisko – second of motion

Voice vote, Patrick was elected to serve on the Board

New Business

Review and amend By-Laws by Board, to be submitted for approval by membership at next year's annual meeting. Property owners agreed to have the Board pursue this review.

Laurie Wallace: clarify what form of communication individual property owners prefer.

Patrick: can this document be converted to Word for the Board to work on?

Jennifer: the edited version will be sent out to property owners for consideration in advance of next year's Annual Meeting.

Signage, Speed Limits

Patrick: what are the rules and regulations for county signs?

Mark will check with the county for information.

Kurt: signs previously posted on the arches included fireworks and speed limit information. He asked and received permission to put these signs back. Membership also agreed to the necessity of signs restricting snowmobile use.

Stevie: ATV speed is a problem, with some of those vehicles likely a result of rental property occupants.

Mary Pat Richards: speed is a problem all around Georgetown Lake.

Weed Abatement, JNB Weeds

Peggy: motion to give Board authority to act on weed abatement.

Stevie: second to motion

Voice vote, motion approved

Blythe will assist the Board with this action

IT Committee

Tom is the current Web Master. Warren has agreed to assist Tom with this project.

Tom is also the manager of the Georgetown Lake HOA website. He encourages EMHOA members to join the Georgetown Lake HOA. Cost is \$25/year. Information available at <https://georgetownlakemt.com>.

Grizzly Bears

Mark asked the membership to consider safety measures to discourage the presence of bears in the subdivision. Measures include keep garbage secure, monitoring BBQs, noting and removing any dead animals on the property, etc.

Posting of Property Addresses

Patrick: question regarding posting of addresses

Information item: The VFD has the numbers that they will provide to property owners for \$25. Owners will need to install the numbers at their property. Contact Chief Bjorklund if you would like to pursue this option.

Fencing Rails along Corridors

Dave Kisko suggested that downfall Lodgepole be used to build fencing along the subdivision corridors. Dave will oversee this project with assistance from Mike Richards.

Turnaround Requirements for Fire Trucks

Ryan Clarke asked about turnaround requirements, was told the radius for a turnaround is 60'. Contact Chief Bjorklund for further clarification.

Pavement Bids

Mark asked if anyone was planning on doing any paving this summer. If so contact him and perhaps a joint bid could be negotiated.

Scheduling of next year's meeting.

After brief discussion, it was agreed that next year's annual meeting will take place the weekend prior to Memorial Day Weekend.

The meeting was adjourned at 11:50.

Minutes submitted by Bob Wallace, Secretary

The Board met after the Annual Meeting, and appointed Mark Petroni as Treasurer.