

# Jette Meadows Landowners Association Board Meeting, January 10, 2024 - 11:00 a.m.

## Minutes

**Meeting called to order at 11:15 am:** Tracy Nebeker

**Type of Meeting:** Informal

**Attendees:** President Tracy Nebeker, Vice President Sean Reffner, Secretary, Pauline Baran, and Design & Review Committee Chair Ron Baran

1. **Approval of Minutes** It was moved and seconded that the minutes of the September 22, 2023, meeting and the October 4, 2023, telephonic meeting minutes be approved. All present approved the motion.
2. **Posting Minutes to Website** There was discussion regarding a process to approve Minutes in an expeditious manner for posting on the JMLA website now that board meetings are only required once per quarter. It was agreed that draft Minutes will be approved for posting via email, and confirmed on the record at the next subsequent Board meeting.
3. **Gravel Roads** Due to the mild weather in November and December, as of January 10, 2024, Shawn Corrigan has only had to plow the roads once this season.
4. **Financial Report** The Board reviewed and discussed the financial report provided by our bookkeeper Libby Sherman. As of December 29, 2023, the following account balances were recorded:  
  
Unity Bank Checking - \$5,592.95  
Whitefish Credit Union Savings - \$10,327.94  
  
Libby will be sending invoices for 2024 annual dues in February.
5. **Committees Reports** Ron Baran reported there are no requests for approval pending before the committee. Ron delegated chairmanship to Sean Reffner during his absence from mid Feb to late March.
6. **Board Obligations** There was discussion regarding the Association's annual reporting requirements to the Montana Secretary of State. Tracy will contact Lana Bartel and Libby to ensure that the required report is filed in a timely manner. Tracy will also request that Libby include a financial report for 2023 to the Members along with invoices for the annual dues.
7. **Approval of HOA Expenditures** The following expenditures were approved:
  - a. Click Here Designs for domain hosting: \$123.75
  - b. USPS for PO Box rental: \$176
  - c. Lake County Treasurer for property tax: \$389.32
  - d. A&B Storage: \$550
  - e. Lana Bartel Accounting Services for costs associated with the July annual meeting: \$115.42
  - f. Click Here Designs for domain hosting: \$102.50



8. **New Business**

There was discussion regarding items to include in a Winter Newsletter.

- a. Sean will put together information to include regarding Members' responsibility for dead and dying trees and weeds on their properties.
- b. Another request for volunteers to serve on committees, most especially the Road Maintenance Committee.
- c. Suggestions for Community Volunteer Day projects.
- d. A request for Members to opt in to receiving notices, invoices, and newsletters via email in an effort to cut copying and mailing costs.

9. **Adjournment** The meeting adjourned at 1:05 pm.

