

JMLA Board of Directors Meeting, July 9, 2023

Minutes

Meeting called to order at 4:01: Jim Doolittle

Type of Meeting: Informal

Attendees: President Jim Doolittle, Vice President Howard Farquhar, Secretary Pauline Baran
Steve Bolin, Terri Bolin, Elizabeth (Libby) Sherman

1. **Approval of Minutes** It was moved and seconded that the minutes of the May 24, 2023 meeting be approved as corrected. All present approved.

2. **Committee Reports**

Nominations - Steve Bolin reported that there are five individuals willing to run for the election. There may be other nominations from the floor. Each individual will be given two to three minutes to introduce themselves and state what qualifications they can bring to the Board.

Quorum - Terri Bolin reported that she has contacted, or attempted to contact, most all JMLA landowners and that she believes we will have a quorum at the July 12, 2023 annual meeting. She has collected a number of proxies. Additionally, it was reported that Martina Nolte and Andrew Speer visited landowners and presented them with proxies containing only their names and Jim Boyer's name.

By Laws Changes - Terri Bolin will have a number of copies of the proposed By Laws changes and the justification for those changes available for residents to review at the meeting.

3. **Old Business**

Lana Bartel's Resignation - It was moved and seconded to accept Lana's resignation as JMLA's bookkeeper, effective July 12, 2023. Lana will be authorized to bill JMLA at her current hourly rate for training her replacement. All present approved.

Annual Meeting - JMLA's annual meeting is scheduled for July 12, 2023, at 7:00 p.m., at Four Square Church. Notice of the meeting was mailed to all landowners by the Quorum Committee.

Liens - Once the annual meeting is completed, the Board Secretary should be tasked with researching current Montana law regarding proper notice to delinquent landowners and procedures for recording liens. In the meantime, Lana continues to receive phone calls from escrow companies inquiring about the amount of dues owed by any landowner before escrow can close on a sale of a lot or residence.

4. **New Business**

New Bookkeeper - Elizabeth (Libby) Sherman applied for the position of bookkeeper. The Board reviewed and discussed Libby's exemplary resume and qualifications. It was agreed that Libby is more than qualified for the position. It was moved and seconded that Elizabeth Sherman be hired as JMLA's bookkeeper at \$25 per hour for a term of one year, to be renewed annually. All present approved.

Letters - Sean Reffner has requested permission to fell an additional six diseased and dangerous trees on his property. Jim Doolittle will contact Sean and give him approval.

Election - Terri Bolin will have some residents available to assist her in validating any proxies presented, having landowners sign in, validating their qualifications to vote, and running the election.

Agenda for Annual Meeting - The following agenda was proposed:

1. Determine Attendance/Quorum
2. Approve Minutes of the June 17, 2019 annual meeting. Pauline will provide copies for residents to review at the annual meeting.
3. Financial Report - Jim will ask Lana Bartel to attend the meeting if she is available.
4. Committee Reports - The Perrins will not be available to attend the meeting but will submit a written report for the meeting.
5. Old Business
 - a. Annual Assessment for 2023 \$87
 - b. Road Maintenance/snowplowing cost share with landowners on gravel roads
 - c. Other concerns
6. New Business
 - a. Lana Bartel's resignation
 - b. Hiring of Elizabeth (Libby) Sherman for bookkeeper position
 - c. By Law changes
 - d. Other concerns
7. Election of Board of Directors

Reimbursement Request - Terri Bolin presented a reimbursement request in the amount of \$118.29, for photo copies, envelopes, and recorded copies of our Covenants and By Laws, all in connection with her work for the Quorum Committee and preparing for the election. The request was approved.

Adjournment: The meeting adjourned at 5:28 p.m.