

Jette Meadows Landowners Association

Board Meeting July 30, 2024

Meeting Called to Order 2:05 PM: Tracy Nebeker

Type of Meeting: Regular

Attendees: Tracy Nebeker, President; Sean Reffner, Vice-president; Eileen Schmidt, Secretary

1. Review board positions. A review was provided to the new board member, Eileen Schmidt regarding the various duties and assignments of board member positions.
2. Minutes Approved. May 2024 Board meeting minutes and the 2024 Annual HOA meeting minutes were reviewed and approved.
3. Policy/Procedures for A/R. Eileen provided Tracy and Sean with a copy of her previous HOA's collection policy and procedure and a sample payment plan contract for review. She will also provide copies of sample collection letters. The board will review the information and create a policy that aligns with JMLA CC&Rs.
4. Review operating costs and projects. The expenses of the HOA were reviewed extensively.

Road Maintenance

- Road Maintenance is our most costly expense. The 5 year average cost of road maintenance is \$11,500. The 5 year average for snow plowing is \$5900. Nearly half of this expense is recoverable through assessment.
 - The board adopted the policy of 50/50 cost sharing for private road maintenance expenses. The association will pay all maintenance costs for the portion of gravel roads bordered on both sides by common area. Grading is done as needed on the three sections of gravel roads – South Rim Road, Great Pine Hill Road, and Canyon View Drive.
 - The board will arrange for a fall grading; in spring this will be assessed and completed if needed.
 - Snow plowing The board will be seeking Invitations to Bid for the 2024-25 Winter snowplowing contract. Respondents must hold a current contractors license with Montana and be insured for consideration.
 - General Asphalt repair on the north Meadows Road entrance/exit is needed before winter. The board will be seeking quotes from contractors.

- Summer maintenance of the 4th Meadows Road entrance/exit will be completed by the HOA as needed.

Other projects discussed:

- The Jette Meadows entrance signs need repair or replacement. The board will be seeking quotes for this project.
- A few of the mailboxes need new stands.
- The board is committed to working with the homeowners who have participated in the meetings with the DNRC and the Lake County Fire Mitigation Coordinator in pursuing the opportunity to participate in a cost sharing grant to address the existing need facing the association and homeowners with forest management concerns.
- A proposal was presented by residents of Great Pine Hill Road to chip seal a portion of the road that is surrounded on both sides by common area. The proposal was an offer to provide an interest free loan to the association for 2 consecutive years in the amount of \$7500.00/year to cover half of the initial cost. Several concerns were raised: - If a chip seal were done, what is it's service life? - Who would be responsible for ongoing maintenance of the road after it is chip sealed? - What would the annual expenses over time look like for maintenance on that portion of road? - There are several other projects identified that require our attention for the coming year. It is the board's opinion that these projects would benefit a broader population of the association and would be a better use of funds for this year.

Meeting adjourned: 3:40pm