

Jette Meadows Landowners Assoc. Board Meeting

May 1, 2024 - 5:00 p.m.

North Lake County Public Library - 102 1st Street E., Polson, MT

MINUTES

Board of Directors

Tracy Nebeker, President
Sean Reffner, Vice President
Pauline Baran, Secretary

Ron Baran, Design Review Chair
Libby Sherman, Bookkeeper

Call to Order 5:00 p.m.

Approval of Minutes

- Minutes of the January 10, 2024, Board meeting were approved.

Fire Mitigation Meeting held April 19, 2024.

- Tracy Nebeker prepared a comprehensive summary of the April 19, 2024, fire mitigation meeting. The Board agreed to host an additional meeting on May 24, 2024, at 6 p.m., to discuss the community's options regarding applying for a cost-sharing grant to help cover the costs of clearing the hundreds of dead and diseased trees on community land that have been neglected for decades. In the meantime, a few Members have agreed to assist Sean Reffner with the clearing effort; however, many more volunteers are needed.
- It was moved and seconded that Sean Reffner will clear a section of community land above Canyon View behind Sean's property. He will leave one dead tree on the lot. The purpose of this clearing is to give Members an idea of what a properly cleared fire "safe" lot should look like.
- Pauline Baran will draft an agenda for the May 24, 2024 meeting and will do a mass mailing of Tracy's summary and the meeting agenda.

Community Cleanup Days

- Recruit volunteers to chair and staff a committee.
- Projects to be tackled include:
 - Removal and replacement of the rotted and broken "Jette Meadows" signs at entrance two at Bull Pine Road.
 - Removal of the rotted and broken sections of fencing facing Hwy 93.
 - Limbing and thinning trees 10 to 15 feet from roadways.
 - Remove and burn all slash.

No date has been set for Community Clean Up Days.

Discussion re Opinion Letter from attorney Skylar Bagley

- Due to continued complaints regarding assessment of a portion of road maintenance costs for the gravel roads, and repeated threats of a lawsuit from a Member, the Board engaged attorney Skylar Bagley to review the associations Covenants, Bylaws, and the current policy of assessing a portion of those costs to the gravel road residents based on the amount of common property along those roadways. Mr. Bagley opined that the Board consider reevaluating or recalculating the current percentages.
- Road access Eagle Crest - The Board asked Mr. Bagley to advise them regarding possible adverse possession issues arising from access rights to Lot 69 that has a chain across the entrance to Eagle Crest. (Note, this lot is not a developed lot and the chain has been across the road for an unknown number of years.) After researching the issue, Mr. Bagley determined that the original plat of Jette Meadows Phase II granted a private access easement to the owner of Lot 69. The private road access was later amended to a different route, but the private

access easement to the owner of Lot 69 remains, therefore allowing the owner to place a barrier at the beginning of that private access easement (Eagle Crest) and is responsible for his own maintenance of that road.

Based on the information regarding the private easement to Eagle Crest, and the amount of common area surrounding Great Pine Hill otherwise, it was moved and seconded that the share of costs for all gravel road maintenance and snow removal be split 50/50 among the residents of those roads and the Association.

Gravel Roads

- The discussion re gravel road maintenance for upcoming season was tabled until after the fire mitigation efforts are underway.
- The board has received questions regarding the private road and other signage put up on Great Pine Hill by one of the residents. The prior board gave the resident permission to put up one sign, and it is Pauline's recollection that the sign was to indicate it was private for Jette Meadows residents, not private to the residents of Great Pine Hill. The current signs are misleading and have caused several Members to question whether they can still use Great Pine Hill to access and enjoy the common area surrounding the road. A resident on South Rim Drive has requested similar signs for their roadway.

It was agreed that prior to approving any additional signs on our gravel roads Pauline will check with the County as to whether these roads are indeed "private". It was agreed that, assuming the gravel roads do belong to JMLA, any signs should indicate "Private Road - Jette Meadows Residents Only" or similar.

- Clint Nebeker has volunteered time and materials and repaired potholes and ruts developing on Canyon View Rd.

Weed Abatement

- Bull Pine Rd resident Dean Thompson would like to work with JMLA to burn the dead grass on the 17 acres of common area along Bull Pine Rd. This acreage was previously weed controlled and hayed by Steve Bundy. Unfortunately, the window of opportunity to burn this area has passed. Another option for that acreage is to recruit someone to hay it in exchange for them selling the hay.

Financial Report - Libby Sherman

- Unity Bank Checking Balance \$22,297.59 as of 05/01/24
- Whitefish Credit Union Savings Balance \$10,426.86 as of 04/27/24
- Libby provided her report of expenditures Jan 1 to current
- The Association's Annual Report was timely filed with the Secretary of State
- Libby has the ability to invoice via email for those who have chosen to Opt In

Approval of HOA Expenditures - It was moved and seconded that the following expenditures be approved:

- Snow plowing invoices for 2023- 2024 - \$3,450.00
- Bookkeeping services - \$570.50
- Click Here Designs - \$67.50 quarterly domain hosting
- Lake County Property Tax - \$12.61
- State Farm Insurance - \$2512.00
- Legal opinion - \$1500.00 O'Neill & Bagley
- Reimbursement request from Tracy Nebeker for two rolls of postage stamps - \$136

Committees Reports

- Design Review - Ron Baran reported that since January, one new home was approved (Lot 51), one new shop (Lot 38), and one new carport (Lot 46) were approved.
- Charlie Mizia has joined the committee and is currently serving with Ron Baran and Diane Farquhar.

- It was agreed to allow residents to submit requests to the Design Review Committee through Google Sites for new projects

New Business

Discussion re 2024 Annual Meeting and Election of Board

- July 12, 2024 was set for our annual meeting and election of board members. Pauline advised that she will not be running for reelection. She has since agreed to serve on the Nominations Committee.

Discussion re Meadows Preschool

- Jette Meadows resident Dana Mudd approached the Board during the winter regarding opening a home preschool at her residence on Meadow Road. Ms. Mudd stated she had been given approval from a prior Board contingent on licensing and submission of a curriculum sample to show the preschool aligns with the aesthetics of the community. She has since provided those items to the current Board and she is licensed by the State of Montana to care for up to 8 children. Ms. Mudd informed the Board that she will be providing much needed preschool services for a number of Jette Meadows residents, therefore, not significantly increasing traffic to the area.

Adjournment 7:15 p.m.