

Jette Meadows Landowners Association Annual Meeting and Election of Directors, July 12, 2024

Board of Directors: Tracy Nebeker, Sean Reffner, Pauline Baran

MINUTES

An annual meeting of the Jette Meadows Landowners Association (JMLA) was held on July 12, 2024, at 7:00 p.m., at Foursquare Church, US 93, 40677 Partridge Way, Polson, MT 59860.

Pursuant to the Amended and Restated Bylaws Approved July 12, 2023, the election of the Board of Directors requires a simple majority vote of the members present or represented by proxy at any annual meeting.

Attendance by Lot Owners: 24

Attendance by Proxy: 7

Call to Order at 7:10 p.m. by Tracy Nebeker

Vice President Sean Reffner was unable to attend the meeting.

1. **Approval of Minutes:** Minutes of the July 12, 2023 Annual Meeting were made available to all attendees for review if desired. It was moved and seconded to approve the minutes. By a show of hands, with no one opposing, the minutes were approved.
2. **Financial Report:** Lana Bartel presented the Financial Report prepared by bookkeeper Libby Sherman. As of June 30, 2024, the balance in the checking account was \$23,591.47, and the balance in the savings account was \$10,426.86. There were questions and discussion regarding efforts being made to collect past due assessments and charges. The bulk of the arrears is for the 2024 annual assessment. Libby Sherman has reached out to a number of Members who are past due, advising that interest will accrue and that liens will be placed on properties if they do not make efforts to bring their accounts current. The Board will ensure that these efforts are followed up in writing and well documented.

There are a few lot owners who have “fallen off the radar”, with mail being returned with no forwarding address. Libby and the Board have spent time trying to track down missing lot owners, or the successors to any deceased lot owners. A few possible addresses have been located. Lana reported that when a property is sold or refinanced, the escrow companies are required to call the Association to determine whether there are unpaid assessments on the properties. If so, those amounts are paid to the Association directly out of escrow.

It was moved and seconded to approve the Financial Report. By a show of hands, with no one opposing, the minutes were approved.

- 3. **Design Review Report:** Ron Baran reported that from July 2023 to June 2024, the Committee approved three new homes, one new shop, one new carport, three new fences, one new detached garage, one new deck roof, one deck renovation, and one pre-home lot improvement. There are 24 empty lots remaining in JMLA.
- 4. **Gravel Roads Committee Report:** Tracy Nebeker advised that no one has volunteered to serve on the Gravel Roads Committee.

Old Business

- 5. **Road Maintenance/Snow Plowing:** Derek Lemm discussed a proposal to chip seal Great Pine Hill (GPH) from the bottom to Eagle Crest. The cost of the project is to be divided 50% to the landowners on GPH, and 50% to JMLA. The Lemms would provide a 2 year, interest free loan to the Association, for its share of the costs. Tracy Nebeker advised that because this is a capital improvement, and possible special assessment, it would require calling a meeting of the Membership and approval by 2/3rds of all Members. The Lemms were asked to put a package together to present to the Membership. The Board will then call a meeting. If a quorum is reached, either by personal attendance or proxy, a vote will be taken.

There was discussion regarding the condition of the small portion of Meadow Road at the 4th entrance that the County does not maintain. Sean Reffner began filling in some of the potholes, before being called away to fight wildland fires. There are no gravel road committee volunteers to continue this work during Sean’s absence.

New Business

- 6. **Fire Mitigation:** Tracy Nebeker reported on the two fire mitigation meetings recently held for interested Members regarding cost sharing grants that are available by working with Lake County Fire Mitigation Coordinator Carey Cooley. Information from interested lot owners and the Association was provided to Ms. Cooley and we are awaiting a response from the County.

In the meantime, Members were once again reminded of their responsibilities regarding their own lots. It was advised to wait until the next burn season, October/November, to cut trees as slash **must** be burned to prevent the spread of bark beetles and disease.

- 7. **Annual Yard Sale:** The annual yard sale will be set for August 24th, 2024.
- 8. **Election of Board of Directors:** It was announced that Tracy Nebeker and Sean Reffner are running for reelection. Pauline Baran is not running for reelection and asked for nominations from the floor. Eileen Schmidt and Monika Lemm volunteered to run for election.

A vote was taken by secret ballot. Ron Baran and Lana Bartel collected and tallied the votes and the results were announced:

Tracy Nebeker	25
Sean Reffner	28
Eileen Schmidt	19
Monika Lemm	14

The top three vote getters, Sean Reffner, Tracy Nebeker, and Eileen Schmidt are duly elected to the Board of Directors effective immediately.

Eileen Schmidt is to be added as a signer to Jette Meadows Landowners Association's bank accounts at Whitefish Credit Union and Unity Bank. Pauline Baran is to be removed as a signer on those accounts.

Adjournment 8:45 p.m.

The Board would like to thank Pauline Baran for her service to our community. Her knowledge and dedication will be missed. We wish Pauline and Ron well in the next chapter of their lives.

Minutes approved July _14__, 2024

Tracy Nebeker