

# Jette Meadows Landowners Association

## Special Members Meeting 5/30/2025

Board of Directors: Tracy Nebeker, Sean Reffner, Eileen Schmidt

### MINUTES

The Special Members meeting of the Jette Meadows Landowners Association (JMLA) was held on May 30, 2025 at 7 pm, at the Foursquare Church, US 93, 40677 Patridge Way, Polson, MT 59860

The meeting was called to order at 7:08 pm by Tracy Nebeker.

#### **VOTE ON REQUEST FOR REVISION OF COMMON AREA UTILITY EASEMENT**

A request was submitted to the Board for approval of a 30 (thirty) foot utility easement across Common Area. This will include a 10 (ten) foot legal easement to Mission Valley Power for installation of buried electrical lines; connection to the Jette Meadows water system. Consideration of this request is required by our Covenant requirements under Article II. Property Rights, Section 1 4(e)

#### **ARTICLE II. PROPERTY RIGHTS**

Section 1 4(e) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members; no such dedication or transfer shall be effective unless an instrument signed by sixty-six percent (66%) of all Owners agreeing to such dedication or transfer has been recorded.

Section 3 RIGHT-OF-WAY AND EASEMENTS. Each Lot and the Common Area shall be subject to such right-of-way and easement as the Association may grant for installation and maintenance of utilities and construction zones. The Association specifically reserves the right and power to grant such easements. Installations for water and sewer lines and utility lines, including electric power and telephone lines from the main lines to homes shall be underground and at the expense of the Owner of the Lot desiring the same.

The Board reviewed the proposed change for utility easement and believes granting the request would be less disruptive to the Common Area.

Mr. Nathan Paul, owner of the lot then provided an overview of the proposed revision of the current easement for utility installation on Lot 69 off Great Pine Hill. (See attachments). A few questions were raised:

- 1) Who is financially responsible for repairing the Common Area once the utility work is completed?  
The owner of the lot is responsible for returning the Common Area to its original state.
- 2) If there is a problem with the utility lines in 10 years, who will be responsible for fixing it? The owner of the lot is responsible.

Once the presentation was completed, it was determined that a quorum of 66% of eligible voters present or via proxy was not met as required by our Covenants. A second vote is set to be conducted on 6/20/2025 at the Foursquare Church in Polson at 7 pm.

The meeting was adjourned at 7:58 pm.