

Jette Meadows Landowners Association

Special Members Meeting 6/15/2025

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

MINUTES

The Special Members meeting of the Jette Meadows Landowners Association (JMLA) reconvened on June 15, 2025 at 7 pm, at the Foursquare Church, US 93, 40677 Patridge Way, Polson, MT 59860

The meeting was called to order at 7:03 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.

A vote on this matter was originally held on 5/30/21025 but did not meet the quorum requirements for vote passage. A new vote was held today after it was determined that a quorum of 66% of eligible voters present via the last meeting or via proxy was met as required by our Covenants. Sean motioned to accept the vote tally, Eileen seconded, and the motion carried.

The meeting was adjourned at 7:14 pm.