

JETTE MEADOWS LANDOWNERS ASSOCIATION  
P.O. BOX 34 POLSON, MT 59860

**2025 ANNUAL MEETING MINUTES**

Call to Order: 7:09 pm

President requested to move the vote for new Board member to first item on the agenda to accommodate those who may need to leave early. No objections from members in attendance.

Volunteer candidates announced- Nathan Paul, Terri Bolin, Charles Williams, Monica Lemm. Nathan Paul was not in attendance. The volunteers introduced themselves. A member asked if current Board were all stepping down- answered yes.

2024 Annual Meeting minutes- Howard Farquhar motioned to approve, Charles seconded.

**FINANCIAL REPORT**

Charles Williams motioned to approve the 2024-2025 financial report, Sean Reffner seconded.

Bookkeeper was unable to attend the meeting. A member inquired about the Legal Expense item in the financial report. The president explained there was a demand letter from a member's attorney regarding road maintenance, and the Board unanimously decided to retain legal representation to address the issue. The member asked if the issue was resolved- board responded at this point it appears to be. There were no other questions about the financial report.

**OLD BUSINESS**

Design Review Committee

Design Review Committee- chairperson, Diane Farquhar was unable to attend. A report of annual projects was read to members. Kathryn Johnson inquired if approval is required to paint the exterior of a house- response, yes, submit the project to the Design Review committee.

Special Assessment Proposals and Easement Request

- Update on successful passage of Utility Easement request for Lot 69.
- Entrance sign proposal did not pass.
- Fire Mitigation proposal/assessment passed. Tracy provided updated information on the grant status. Carey Cooley, Lake County Fire Mitigation Coordinated informed the Association that due to changes in Administration at the federal level, she had submitted the grant in March 2025 and wouldn't know if the grant is awarded until September/October of 2025.

A member asked for clarification on what Common Area would be included for consideration. Tracy responded- the Board chose to let Mrs. Cooley and DNRC assess what areas would benefit the most in conjunction with Lots who had signed up for mitigation efforts to make the most efficient use of the program.

- Road maintenance- the proposal to chip seal .22 miles of Great Pine Hill did not pass. Tracy suggested the Members should define what regular maintenance is, and the expenses associated with that. Road maintenance expenses consume over half of annual revenue. It costs approximately \$12,000 to \$15,000 to maintain all sections of private gravel roads each time they are graded and have new material added. Tracy suggested that all members should have a voice in determining maintenance on gravel roads as annual assessments are used to maintain them. A member asked the amount of Accounts Receivable and why isn't that used for road maintenance. Tracy responded that it's a failure on the Board, some of the accounts have been past due for years, even if all A/R accounts could be collected, it wouldn't cover the cost of one road maintenance project and the problem would still be there the next year, annual assessments will need to be increased if road maintenance is done more than once a year.

Tracy updated the status of road maintenance on the upper end of Meadow Road



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(Jette 4). This is an unmaintained county road. The Association will need to decide whether to submit an encroachment permit with Lake County to repair/maintain the paved road. Suggested signing a letter as a group to submit to the County Commissioners to have the maintenance cutoff moved past the last house (Woxland). A member asked if the Board had talked to the Commissioners- response, no we have Ben communicating with Jay Garrick at the county Road Department. The member stated she is a longtime friend of one Commissioner. The Board suggested that maybe she could volunteer to go speak with them on the issue. The individual who has been contracted in the past to plow snow is selling their home. A new contractor may be needed for the 2025-2026 winter season.

#### NEW BUSINESS

Mail boxes- the Association has purchased two new cluster box units. The incoming Board will determine the placement of the units. There are several requests for mailboxes at the Meadow Road (Jette 3) location.

#### Covenant Changes-

- Notices to members- the cost of postage has increased to \$0.78 per standard item. Annual and Special meetings require a stamped return envelope. The Board suggested rewording the Covenants to allow notification of all meetings to include electronic delivery in lieu of USPS for those who choose to Opt In to receive information in that manner.
- Fiscal year- the Covenants currently state the fiscal year ends December 31 of each year. This doesn't align with current practice. Why it matters- sending the Annual Financial report requirement and Special Assessment requirements.
- Clean up clerical discrepancies/ errors. Example- notice requirements and quorum requirements reference Section 6 when there is no longer a Section 6.
- Road maintenance- change eliminate the content that requires the Association to be responsible for the maintenance of private gravel roads surrounded by common area.

#### Yard Sale

- Members voted against a community wide yard sale.

Howard Farquhar thanked the Board for their service.

#### Votes turned in for the new Board of Directors

- Nathan Paul – 30
- Charles Williams – 25
- Terri Bolin – 25
- Monika Lemm – 10

Congratulations to Jette Meadows Landowners Association's Newly elected Board of Directors.

*Tracy Nebeker, President*  
*Gileen Schmidt, Secretary*