

Jette Meadows Landowners Association

PO Box 34
Polson, MT 59860

Regular Board Meeting
September 3, 2025

Call to Order: The call to order was made by Terri Bolin, President, at 9:05 AM at the Presidents' residence of:
31892 Meadow Rd
Polson, MT 59860

Attendees:

Terri Bolin, President
Charles Williams, Vice President
Nathan Paul, Secretary

Minutes from Board Member meeting of August 4, 2025, were reviewed. Motion was made by Charles Williams, seconded by Nathan Paul, and voted unanimously to approve as read.

Communications from Association Members:

One additional complaint has unofficially been made regarding the status of 31084 Pineview Loop regarding the continual growth of and the unresolved issue of previously addressed debris piles. Decided that inquiries will be made with the rural fire district and an official response will be tabled until the next regular meeting.

Design Review Report:

Design Review Committee Chairman's (Jim Doolittle) report of September 1, 2025, was read and approved by directors.

Communications from Board Members:

None

Financial Report:

Report read and reviewed. Discussions were had regarding property owners in arrears. Any decisions on possible offenders will be tabled until next scheduled meeting (September 16, 2025). Motion for the acceptance of the financial report as read was made by Nathan Paul, seconded by Charles Williams, and unanimously voted as approved.

Old Business:

Mailboxes: Two new 16 slot cluster boxes, ordered and paid for under the direction of previous board, were received and are now in the possession of the association. Bid reviews for the installation of both concrete support pads for the new mailboxes, as well as

for the installation of the mailboxes themselves, were reviewed and discussed. Upon agreement of the necessity for parking bollards for eventual protection of the new and existing mailboxes, updated estimates will be sought and awarding of contracts for installation will be tabled until next regular meeting.

New Business:

Rules Regulating Meetings: Members Meetings vs. Directors Meetings

Following a discussion of the relevance and importance of Robert's Rules (generally accepted as a common framework for private entity conduction of normal business) regarding the formality of, and the conduction of normal business by the elected Directors, decision was made that with the exception of any and all actions requiring a vote, as well as other decisions and or discussions as may be deemed appropriate in the adherence to the dictates as laid out in the associations bylaws and covenants, that regular meetings and general business operations may be conducted without the burdensome adherence to the antiquated Robert's Rules.

Association Physical Address:

An official physical address of:

Jette Meadows Landowners Association

41290 Canyon View Dr.

Polson, MT 59860

Has been verified with Montana Cadastral and deemed appropriate for association parcel delivery as well as for use as a physical address for all future business transactions regarding the Association.

Facebook Account and Members page:

Discussion was held regarding the importance of and/or the desire to continue with the members' Facebook page created by previous Board of Directors. Decisions are tabled until next meeting.

Records Retention:

Following discussion of the overabundance of storage needs for long outdated and no longer relevant documentation, decision was unanimously made to retain permanently all records pertaining to: Legal filings or actions, specific lot related matters (i.e. approvals, easements, etc., et al), Financial Reports, Minutes of Meetings, issued and/or potential future newsletters, and to retain all records of other business such as: Accounts and Contracts, Tax Returns, and all miscellaneous items for a term not exceeding 7 years in duration.

Website:

Following discussion on the current status of the association website, motion was made by Nathan and seconded by Charles to appoint President (Terri) to work with our current web

developer (Click Design) and spend up to \$500.00 to update and refine the website. Motion was unanimously approved.

Association Credit Card:

The association's lack of any credit background has raised issues with obtaining a credit card for official business. Following discussions of potential ways to establish credit vs. applying for a "pre-paid" card, final decision was tabled until next meeting pending further investigation with our various financial institutions.

Road Maintenance:

Discussed to the need for current road maintenance to address "wash boarding", as well as the establishment of a future road maintenance program. Decided that Nathan will head up contractor research as well as bid procurement.

Board Members:

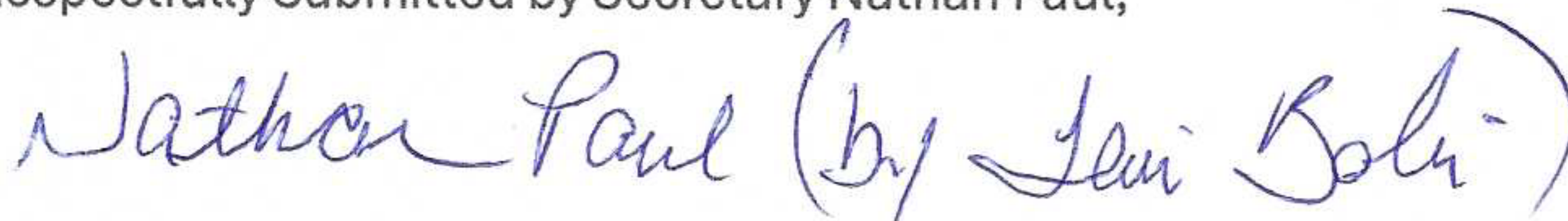
Following discussion on the various needs of the association vs. the availability of the current board members, and the time constraints associated with their duties, motion was made by Nathan and seconded by Charles to appoint Monika Lemm (a member in good standing residing at: 30975 Great Pine Hill) as a non-voting officer of the Board, as in she has been appointed vs. elected. Appointment approved by unanimous vote.

Regular Meeting Schedule:

Next meeting of the Board of Directors is scheduled for Tuesday, September 16th @ 9 AM at the residence of the President (address included previously).

Meeting adjourned by unanimous decision at 11:31 AM.

Respectfully Submitted by Secretary Nathan Paul,

A handwritten signature in blue ink that reads "Nathan Paul (by Jean Bolin)". The signature is written in a cursive, flowing style.

September 6, 2025