

# **JETTE MEADOWS LANDOWNERS ASSOCIATION**

## **PETITION FOR FORMATION OF A RURAL IMPROVEMENT DISTRICT (RID)**

### **Great Pine Hill Road – Common Area Section**

To:

Lake County Board of Commissioners  
Lake County, Montana

The Jette Meadows Homeowners Association ("HOA"), together with the undersigned owners of the real property identified herein, respectfully petitions the Lake County Board of Commissioners to initiate proceedings for the formation of a Rural Improvement District ("RID") pursuant to applicable Montana law for the purpose of improving the portion of Great Pine Hill Road bordered by HOA-owned common property.

### **Purpose of the Petition**

The proposed RID is requested to facilitate chip and seal on existing roadway and establish a long-term, cost-effective method of maintaining this section of Great Pine Hill Road.

The proposed improvements are intended to:

- Improve roadway safety and reliability.
- Reduce annual roadway maintenance costs.
- Reduce dust, erosion, and gravel loss.
- Improve emergency vehicle access.
- Preserve the roadway while reducing long-term expenses for the community.

### **Proposed District**

The proposed RID shall include only the section of Great Pine Hill Road adjacent to HOA-owned common land, as depicted on the attached map and legal description.



The following documents shall be attached to this Petition:

- **Exhibit A** – Map of Proposed RID
- **Exhibit B** - Legal description
- **Exhibit C** – Preliminary Cost Estimate
- **Exhibit D** - Board Meeting Minutes of 7/2/26

## **Financial Responsibility**

The Jette Meadows Homeowners Association agrees that:

- The HOA shall be responsible for payment of any assessments attributable to the parcels listed below.
  - Homeowners signing this Petition authorize the HOA to include their property within the proposed RID solely for purposes of establishing the District.
  - This Petition does not transfer ownership, create easements, modify property boundaries, or waive any legal rights of the property owner.
  - The HOA requests that any assessments for the identified parcels be billed directly to the HOA.
  - **Tax Payer ID to be used by HOA for RID obligation: 2037 (legal description attached)**
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## **HOMEOWNER AUTHORIZATION**

**The purpose of the proposed RID is to allow chip and seal improvement and long-term maintenance cost reduction for this section of roadway, improving safety, reducing future maintenance expenses, and preserving the roadway for the benefit of the community.**

## **Property Owners Information**

### **Owner Certification**

I/We, the undersigned, certify that I/we are the legal record owner(s) of the property identified below and authorize the Jette Meadows Homeowners Association to act as my/our representative solely for the purpose of preparing, signing where authorized, submitting, and processing the application and supporting documents necessary for the formation of the Rural Improvement District described above.

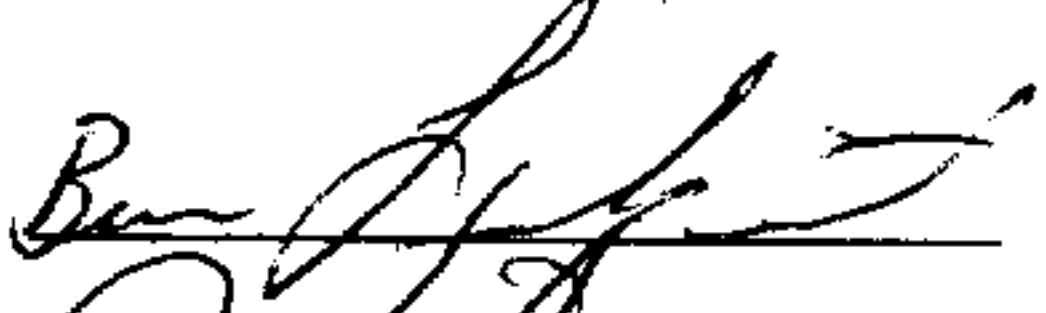
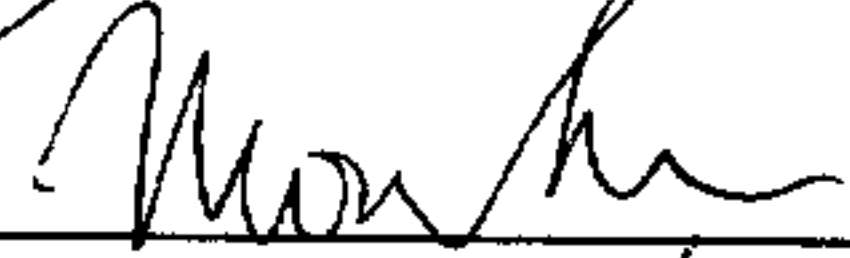


This authorization shall remain in effect until the RID application has been acted upon by Lake County or until revoked in writing prior to submission of the application.

## Financial Responsibility

The undersigned acknowledge and understand that:

- The proposed RID is intended to apply only to the identified portion of Great Pine Hill Road surrounded by HOA common land.
- The HOA will be responsible for the financial obligations associated with the RID for the portion of the road surrounded by HOA common land.
- Homeowners signing this authorization permit the HOA to include the listed parcel in the RID application solely for the purpose of establishing the district.
- This authorization does not transfer ownership of any property, alter existing property boundaries, create any easement, or modify any ownership rights, or create a financial obligation for the homeowners
- This authorization is limited solely to allowing the HOA to act as the owner's representative for purposes of preparing, submitting, and processing the RID petition with Lake County.

| Homeowner Name                 | Lot Number | Tax ID | Street Address      | Homeowner's signature                                                                                                                                                          |
|--------------------------------|------------|--------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Nathan Paul                    | 69         | 956    | 30722 Great Pine HI |                                                                                           |
| Bruce Lundquist                | 70         | 881    | 30935 Great Pine HI |                                                                                           |
| Lemm Family<br>Revocable Trust | 71         | 882    | 30975 Great Pine HI | <br> |
| Amy & Terry Hawkins            | 72         | 957    | 31091 Great Pine HI |                                                                                           |
|                                |            |        |                     |                                                                                                                                                                                |



# HOA CERTIFICATION

The undersigned officer certifies that:

1. The Jette Meadows Homeowners Association is authorized to submit this Petition.
2. Each participating property owner has voluntarily signed the authorization contained herein.
3. The HOA agrees to assume financial responsibility for the RID assessments associated with the parcels identified in this Petition.
4. The information contained herein is true and correct to the best of our knowledge.

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**Jette Meadows Homeowners Association**

**President**

Name: Terri Bolin

Signature: Terri Bolin

Date: 7/5/26

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## REQUEST

The Jette Meadows Homeowners Association respectfully requests that the Lake County Board of Commissioners:

1. Accept this Petition.
2. Determine that the proposed Rural Improvement District serves the public interest.
3. Initiate proceedings required under Montana law.
4. Conduct any required public hearings.
5. Approve formation of the Rural Improvement District.
6. Authorize the proposed roadway improvements described herein.

Respectfully submitted,

**Jette Meadows Homeowners Association**

**Exhibit A**



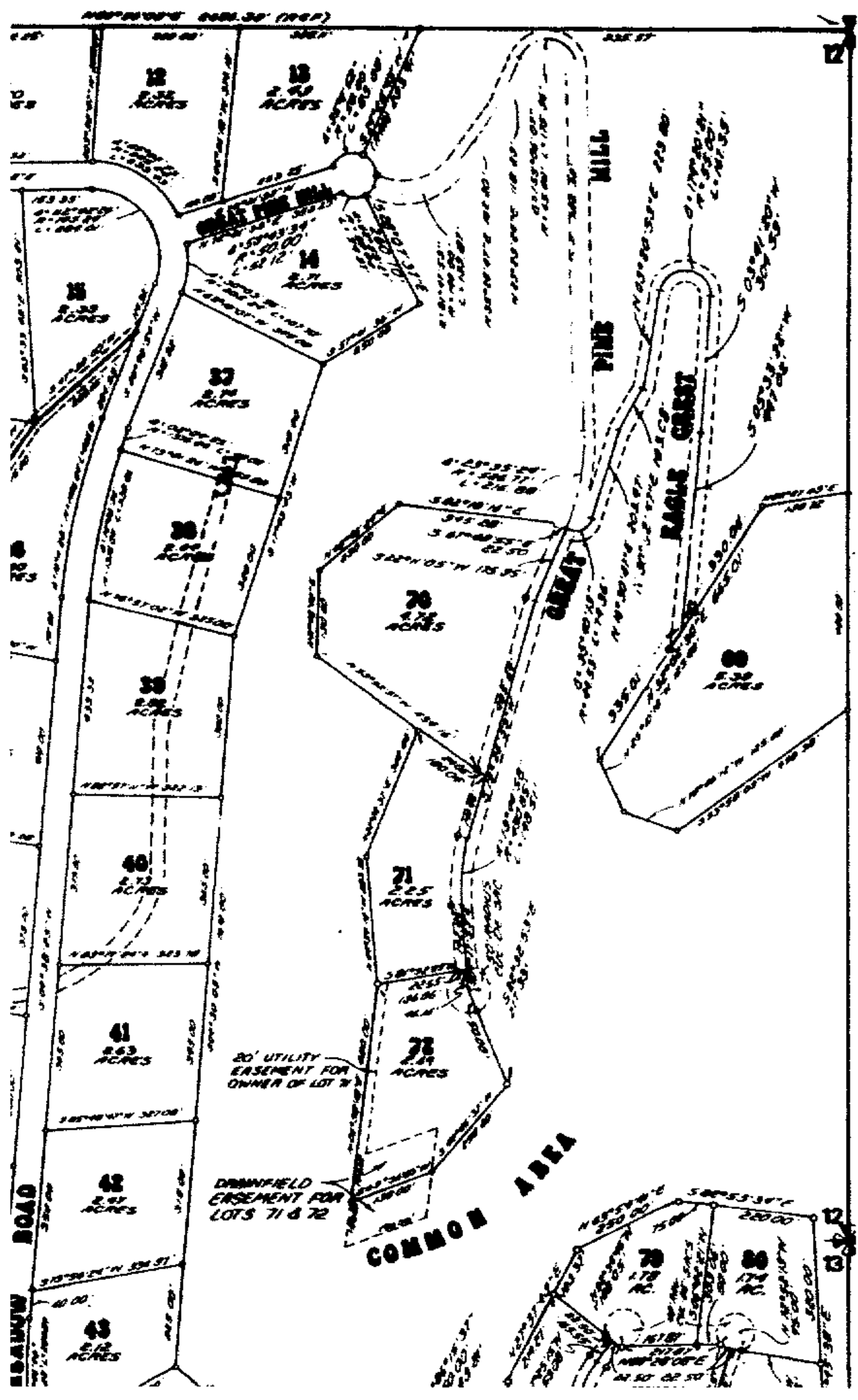


EXHIBIT A



JETTE MEADOWS PHASE II 034, S12, T23 N, R21 W, ACRES 145.65, COMMON AREA PHASE II LESS WATER TANK STE

MT Cadastral Data

|            |                                                                                                       |
|------------|-------------------------------------------------------------------------------------------------------|
| PARCELID   | 15334912402050000                                                                                     |
| Assessment | 0000002037                                                                                            |
| LegalDescr | JETTE MEADOWS PHASE II 034, S12, T23 N, R21 W, ACRES 145.65, COMMON AREA PHASE II LESS WATER TANK STE |
| OwnerName  | JETTE MEADOWS LANDOWNERS ASSOC                                                                        |
| TotalAcres | 179.283000                                                                                            |
| GISAcres   | 143.497011                                                                                            |
| PropType   | Vacant Land                                                                                           |
| LevyDistri | 15-3477-23PR                                                                                          |
| TaxYear    | 2026                                                                                                  |

MT Cadastral: Property Record Card

MT Cadastral: Map

MT DOR: Property Record Card

MT DOR: Map

MT Cadastral Mailing Address:

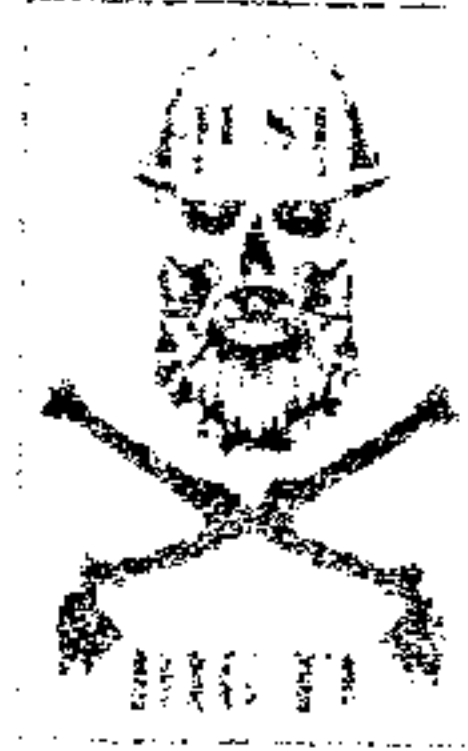
JETTE MEADOWS LANDOWNERS ASSOC, ,  
PO BOX 34  
POLSON MT 59860-0034

This is the address at which the parcel owner receives mail. It is not necessarily the physical address for the parcel. To confirm physical address for the parcel, please use map.



## Just Dig It

38195 Turtle Lake Loop  
Polson, MT 59860 USA  
(406) 250-8477  
justdigit2023@gmail.com



## Estimate

### ADDRESS

Jette Meadows

ESTIMATE  
DATE

1014  
06/30/2026

| DATE       |           | DESCRIPTION                    | QTY | RATE     | AMOUNT             |
|------------|-----------|--------------------------------|-----|----------|--------------------|
|            | Materials | Estimated boxes of 3/4 recycle | 8   | 350.00   | 2,800.00           |
| 07/01/2026 | Labor     | Great pine equipment and labor | 1   | 9,000.00 | 9,000.00           |
| TOTAL      |           |                                |     |          | <b>\$11,800.00</b> |

Accepted By

Accepted Date



Date: June 23 2026  
Invoice #:  
Customer ID:

To: Jette meadows

| Qty | Column1                                                                                 | Unit Price | Column2           |
|-----|-----------------------------------------------------------------------------------------|------------|-------------------|
|     | double chip seal                                                                        |            |                   |
|     | Pine hill road 24,000 sqf                                                               |            |                   |
|     | Materials and labor                                                                     |            | \$34,000.00       |
|     |                                                                                         |            |                   |
|     | South Rim Dr 22,500 sqf                                                                 |            |                   |
|     | Materials and labor                                                                     |            | \$32,000.00       |
|     |                                                                                         |            |                   |
|     | Road prep not included ,would recommend using Alan Eastman . Some gravel will be needed |            |                   |
|     |                                                                                         |            |                   |
|     |                                                                                         |            |                   |
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|     |                                                                                         |            |                   |
|     |                                                                                         |            | Subtotal          |
|     |                                                                                         |            | Sales Tax         |
|     |                                                                                         |            | Total \$66,000.00 |

50% up front 50% upon completion

EXHIBIT C-2



## **Board Meeting Summary – July 2, 2026**

**Start Time: 9:05am**

**Adjourned Time: 11:21am**

**Location: Terri Bolin's home**

**Present: Terri Bolin, Nathan Paul, Monika Lemm, and Charles Williams**

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### **1. Private Road Maintenance**

#### **Special Board Meeting – Private Road Maintenance Plan**

The Board of Directors held a special meeting to discuss a long-term strategy for maintaining the Association's private roads. The Board agreed to prioritize sections that are in the poorest condition and require the highest annual maintenance costs, with the goal of addressing these areas first. As the Association's finances allow, additional sections of roadway will be improved each year as part of a phased maintenance plan. This approach is intended to make the most effective use of Association funds while steadily improving the condition of the private road system over time resulting in less maintenance costs and assessments.

#### **Canyon Rd:**

- Charles motions to proceed with gravel maintenance for portion of Canyon Rd from end of pavement to intersection of South Rim Drive - based on current quote from Just Dig It and Lyman Dust Control (gravel, scrape, compacting and dust mitigation) not to exceed \$9000 - Nate seconds, all approved

#### **Great Pine HI:**

- Nate motions to proceed with RID for Great Pine HI - only for section surrounded by common land - Charles seconds, all approved
  - Reasons for picking this section over South Rim Drive (section surrounded by common land only): less expense for chip and seal than South Rim Drive, has highest maintenance costs, one way in and out for residents

#### **South Rim Drive (section surrounded by common land):**

- The Board has decided to postpone the discussed chip and seal as it bears a higher cost, residents have the option to use Canyon Drive to access their lots, and the annual maintenance cost as a gravel road is less than Great Pine HI

The chip and seal for the common area surrounding part of Great Pine Hill is treated as a maintenance cost reduction and association members will not be subject to special assessment fees.

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### **2. Expense reimbursement for Nate from workday on 06/06/26**



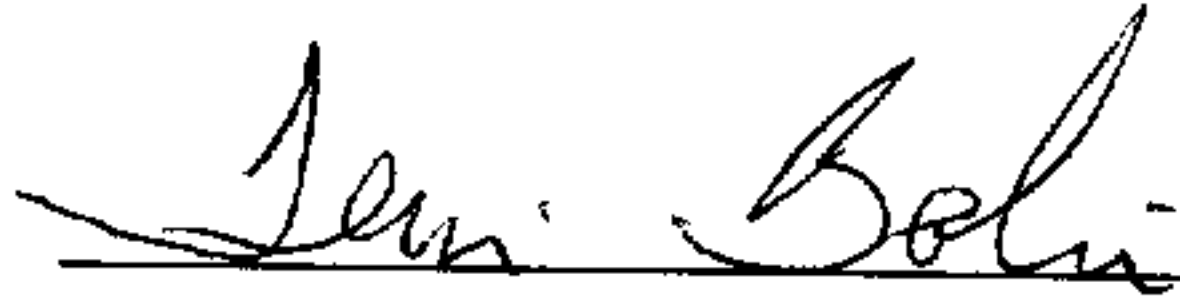
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### 3. Next Meeting Schedule - 13 July, 2026 9am

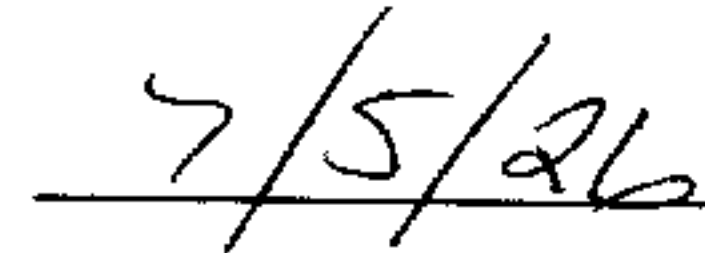
**Adjournment:** 11:21am

Minutes prepared and submitted by: Monika Lemm - Secretary

Minutes approved by Board via email on 07/03/26

  
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Jette Meadows Landowners Association, President

  
\_\_\_\_\_

Date