

MRR and ECR LOC Board Meeting

Meeting Minutes

July 9, 2022

Opening:

The regular meeting of the MRR and ECR LOC Board Meeting was called to order at 9:11 AM on July 9, 2022, via phone by Richard Kollars.

Present:

Salina Hunter, Richard Kollars, Sharon LaFaver, Mark Pieloch, and Michelle Petersen

Approval of Minutes:

The minutes for the June 11, 2022, meeting were unanimously approved for distribution.

New Business:

- **Removal of Michelle as a Board Member** – Due to Michelle no longer owning property within the LOC. Minimum of three directors does allow for a quorum. Michelle will remain on as the secretary until the end of 2022 or a replacement is found. A temporary replacement will be attempted at the Annual Meeting to fill until the end of 2022.
- **Accounting Firm Payment** – Motion made by Richard, seconded by Sharon to pay the accounting service Douglas Wilson \$1,385.00 and have them directly pull the money out of the LOCs account. Vote: Richard – Yes, Salina – Yes, Sharon – Yes, Mark was out of service at the time. Motion Passed.
- **Preparation for Annual Meeting 8/6/2022** – Budget needs to be prepared including the accounting service plus the costs of the vote tallying, donations to the Craig and Wolf Creek Fire Depts., road work, taxes, filing fees for the LOC, half of the cost for the roll off dumpster. Sharon will work with Mark for next year's road budget, and Richard will prepare the remaining budget.
- **Short Term Rentals (Air B & Bs / Vacation Rentals)** – SB300 signed into law 5/18/2019 states that LOC covenants that allowed for STRs and then subsequently change to disallow them, cannot prevent previously allowed STRs from existing. The stricter disallowance of STRs would only effect those lots purchased under the new Covenants unless specifically accepted by each lot owner. More research will be done to determine if the STRs fall under the Covenant restrictions of no commercial businesses allowed.
- **Easements** – A discussion of whether there are easements between properties was had to determine if there is a 60 foot easement between lots. It is believed that the easements do not pertain to property lines between lots but rather setbacks and appurtenances do and that these would be something out of the jurisdiction of the LOC. This discussion was tabled for further research to be completed.
- **Building Standards** – Mark plans on having the Developer's Building Standards published by the end of August.
- **Obtaining Legal Counsel for the LOC** – Richard made a motion to set up a \$5,000 annual budget to allow the LOC Board to get legal counsel to assure that the Board is following the Bylaws and enforcing the Covenants correctly, seconded by Mark. Vote: Richard – Yes, Salina – Yes, Mark – Yes, Sharon – Yes. Motion Passed.

- **Additional Board Meeting** – Sharon made a motion to have one last board meeting prior to the Annual Meeting. Saturday, July 30th was chosen, seconded by Richard. Vote: Mark – Yes, Sharon – Yes, Richard – Yes, Salina was out of service at this time. Motion Passed.
- **LOC Email Address** – it was discussed about setting up a temporary email address since the current website will not allow for using the LOC's current email. It was also discussed to hire a company to build a new website, further discussion is needed on the topic of the new web site.
- **Dumpster Fees** - Dumpster fees for 2023 will be split between the Developer and the LOC, so that should be about \$6,000 annually for the LOC plus \$6,000 annually for the LOC for snow removal/plowing. A discussion and vote will be held at a later meeting.

Developer Report:

The LOC road projects are progressing, but not at the pace we had hoped and planned. Initially we thought all of the asphalt millings would be done in 4 to 6 weeks. Today 9 weeks into the project we still have at least 3 or 4 more weeks to go, depending upon what the MDOT says this week.

My best estimate now is that hopefully (weather permitting) we can start the graveling of the LOC main roads in about 4 weeks. That will give us 10 weeks of good weather from mid-August through the end of October. In this 2 1/2 months we hope to complete a main loop of LOC roads from the entrance at Rocky Road to Eagle Canyon Drive.

2023 will again be a busy LOC road year with the goal of getting all of the rest of the LOC roads finished.

Dumpster fees for 2023 will be split between the Developer and the LOC, so that should be about \$6,000 annually for the LOC plus \$ 6,000 annually for the LOC for snow removal/plowing.

Adjournment:

Motion to adjourn the meeting was made by Richard and seconded by Salina. Meeting adjourned at 10:26 AM Montana.