

SMWOA ANNUAL MEETING
July 8, 2023

Minutes of the Meeting

Meeting Location: Rick Mohr's Backyard

Meeting Time: 10:00 AM

Director's Present: Earl Gooch, Brad Tank, Meg Sammons, Stuart Clarkson and Rick Mohr

The meeting was called to order at 10:11 AM with a quorum formed by attendees and proxies held by attendees.

The 2022 Annual Meeting Minutes were approved. Michael Crabtree made a motion for approval and Ed Platt seconded the motion. The association members in attendance voted unanimously to approve the 2023 annual meeting minutes

President's Report was given by Rick Mohr.

- Rick thanked the Board for their efforts during the past 12 months.
- There have been 10 building permits reviewed and approved thus far in 2023

The Treasurer's Report was given by Meg Sammons.

- Total monies collected in 2023 was \$28,157.
- The total expenditures for the association for 2023 (July 2022 to July 2023) were \$4,934.14 minus road maintenance costs.
- Road work completed for 2023 cost \$17,850.
- There are nine lots that have not paid their annual dues for 2023 (Lots 24C, 24D, 28, 47, 87, 88, 89, 90, and 95).
- Donated expenses totaled \$16,800 and were comprised of association members that donated their time and equipment use for snow removal, bookkeeping and road maintenance. A cost of \$125/hr was used to estimate the cost of donated expenses.
 - Snow removal = \$13,000
 - Bookkeeping = \$1,200
 - Road maintenance = \$2,600
- A motion was made by Dale Brownscombe to approve the Treasurer's Report. The motion was seconded by Tom Browne.

The Road Report was given by Stuart Clarkson. Details of road work conducted during 2023 were reviewed.

- Stuart advised the members that the contractor that has submitted the winning bid the past several years is retiring and the future costs to the association will increase.
- Bald Eagle required the most work to repair this year due to the winter snow pack and spring rains.
- A question was asked regarding how to get the county to improve North Meadow Creek Road and the general response was the best way to get the county to improve the road is to call the county commissioners and the road department and voice your interest in the road conditions; the more comments the better.

Old Business

- The motion passed at the 2022 annual meeting regarding the proposal to increase the annual dues for road maintenance was reviewed.
 - More than 60% of the association members voted on the proposal with the majority voting in opposition to the motion to increase annual dues for road maintenance.
 - A question was asked how can we make a special vote for increasing the annual dues for road maintenance. Tom Browne advised that he spent hundreds of hours on the phone canvassing for votes the last time the dues was increased.
 - A comment was made that some members do not benefit from road maintenance because of the location of their property being accessed from county roads

New Business

1. The matter of Air B&Bs was discussed and the legality of such action within the constraints of the covenants.
 - a. Significant debate occurred resulting in a motion made and passed to hire a lawyer to advise the association how to properly address Air B&B rentals based on constraints within the covenants.
 - b. Numerous references were made to Montana's Administrative Code, specifically Title 17 Part 9.
 - c. A discussion pertaining to long term versus short term rental was held with long term rentals being more acceptable than short term rentals.
 - d. One of the covenants that was discussed that would pertain to Air B&Bs was covenant 8 which addresses nuisance.
2. A motion was made and passed to conduct a study to determine the future costs of road maintenance.
 - a. The study should look at a four-year time line or longer to provide guidance to the association on how to fund expected cost increases in road maintenance.
 - b. There were no funds allocated for the study, therefore, the study team will have to go to the BoD for funding approval if dollar to be spent on engineering or cost estimates.
 - c. Aaron Avila, Dale Brownscombe and Andrea White Snow volunteered to take the lead on the study for the association.
3. Election of two Board members was held to replace Stuart Clarkson and Rick Mohr whose terms are expiring. Nominations were made for Craig McCormack, Dale Brownscombe and Aaron Avila.
 - a. Craig McCormack and Dale Brownscombe were elected to the board.

A motion was made to adjourn the meeting. The motion was seconded and the meeting was adjourned at 11:50 PM.