

The meeting was called to order at 6:15. All Board members were in attendance.

The Board discussed the matter of lot 23A being listed on the Hipcamp website advertised for rent. The listing indicated that two camp sites were available on the property. A certified letter was sent to the lot owner advising them to cease this type of use of their property. The listing on the Hipcamp website has since been removed. The BoD will follow up with a phone call to the lot owner to confirm their understanding of the covenants.

The owner of lot 37 requested the Board provide a determination regarding the approval of solar energy panels on roofs within the SMWOA subdivision. Stuart Clarkson will research state law regarding alternative energy sources and to what extent home owner's associations can regulate alternative energy in Montana.

The owner of lot 20 contacted the BoD via letter requesting the Board do something about residents creating nuisance disturbances late in the evenings in their neighborhood. The Board concluded the most effective way to address this matter is to prepare a "welcoming package" that would contain information about the SMWOA subdivision. A copy of the covenants, by-laws, rules and regulations, snow removal policy, weed control, fire hazards and shooting would be included in the welcoming package. The welcoming package would be provided to realtors and title companies for distribution during closing on realty transactions. The.

Several new homes have been and are being constructed in the subdivision with metal roofs. These roofs are required to be pre-rusted to meet the approval criteria for metal roofs. The BoD will begin including language in building permits that stipulates metal roofs must be pre-rusted as part of the approval for a metal roof. The BoD has been in contact with the owner of lot 6 regarding the need to treat the metal roof on the new home being constructed. Rick Mohr will follow up with the owner to confirm their understanding that the metal roof must meet the rusted criteria.

The meeting was adjourned at 7:06. welcoming package would also be posted on the SMWOA website. Meg Sammons will contact the local title companies and determine how the association can provide a "Welcoming Package" for future buyers