

Grassy Mountain Home Owners Association

Board of Directors Meeting

June 18,2020

Video Meeting via Jisti

CALL TO ORDER - Meeting was called to order by President, David Wahlstrom. Board members present were Kelly Tilleman,. Also present were, Rachel Wahlstrom-Treasurer and Angie Wintrow - Secretary. Via phone (those who identified themselves), Penny Plachy, Paul Komlosi, Burt Woods, Eric Kasischke, Jesse Tripp.

MINUTES : An Amedment to the February 27, 2020 adding the addition of new board members and officers and the removal of the outgoing board and officers was read by Angie Wintrow. Motion was made by Rachel Wahlstrom and seconded by Kelly Tilleman to approve the amendment. Minutes from the May 14, 2020 meeting were read by Angie Wintrow. Motion was made by David Wahlstrom and seconded by Kelly Tilleman to approve minutes as read.

TREASURER'S REPORT: Rachel Wahlstrom reported the Checking account balance as \$720.76 and savings account balance as \$32,900.91 with an interest amount of \$6.53. There was a Filing report fee in the amount of \$20.00 that needed to be reimbursed to Paul Komlosi. David made a motion to reimburse with Angie Wintrow seconding. Motion passed.

AGENDA ITEMS:

Road Blockages: There was discussion regarding the vehicle parked on the Northside (Little Gully and Panaroma. It was discussed that the vehicle belongs to Steve Everhardt and that neighbors have asked it to be removed. There was some concern that Emergency vehicles would not be able to get through if the need arose. David will discuss with Alanah and this topic was tabled until the next meeting.

CCR's Legally Binding: David and Kelly have been taking with an attorney regarding enforcing the CCR's and found out they are legally binding. Dues are enforceable. Any amendments not changed with the county are null, voted on or not. Paul Komlosi stated he wasn't aware of any votes to change any CCR's. There is an entire legal process required to submit changes to the county/state. Paul Komlosi asked if the Board had retained this attorney yet? David stated that she had not been retained or paid any monies as of yet. David made a motion to officially retain Alanah Griffith as the attorney for the GMROA, Kelly Tilleman seconded, Motion passed. The ARC was then discussed about bringing up interest at the annual Homeowners meeting. If no interest the Board members would take responsibility or discuss how to handle.

Lot 45 (Illegally Building outside CCR's): Eric Kasischke stated the the lot owners of lot #45 were intending to install a 40 x120 ft commercially built all glass greenhouse. The new lot owner was intending to live in this dwelling and it was not in compliance with the CC&R's regulation 5.12: Design of Homes. Mr. Kasischke stated the new lot owner was told there was no HOA and he was in compliance. Penny Plachy stated she could check and see how long the new owner had owned lot #45, it was suggested only 7 weeks. It was suggested a letter be sent, was tabled until the next meeting to give the Board time to obtain more information.

Annual Meeting: This years Annual Meeting was discussed. It was discussed that 10 days notice is required before the meeting. David asked if there were any suggestions as to topics to be addressed at this meeting. It was suggested that the following topics would be helpful:

20 years of highlights for new residents with a detailed summary of what has been done and accomplished by the previous Boards.

Vision/ goals/plans for the next few years.

Weed Control

Road Grading

Modifying CC&R's

Budget and need for income to pay for required weed control and grading.

Penny Plachy asked if the disbandment of the fire district would be discussed at the Annual Meeting. David said he would get back to her as there is a lot of discussion regarding this issue. Burt Woods, the Meagher county attorney was in attendance and stated he is currently working on this request to disband the Fire District. David did state that the current Fire Board were himself, Dani and Bruce Saboe and the Chairman is in talks.

Public Comment: Jesse Tripp asked if the CC&R regulation 5.12 Design of homes was to retain property values. It was stated yes it was. There was no further public comment.

Next meeting is scheduled for July 16, 2020 at 6:30 pm via the Jets meeting app to be in compliance with social distancing rules for Covid-19.

Meeting was adjourned.