

Your board has experienced another interesting and busy year. We have scheduled the annual meeting for Monday, August 31, 2020 at the Povah Center at 7:00 pm, and we hope you can attend and that CoVed 19 pandemic rules will allow the meeting. For those who can't attend, a proxy is enclosed to be returned so that we can obtain a quorum for this meeting. We thank all of you who care enough about our Association to promptly return the documents and pay HOA dues.

The Architectural Committee (AC) has been very busy, and they denied a proposal to develop the Moonrise property. As the result Moonrise Partners, LLC, filed a complaint at the Butte Federal Court asking the Court to make the AC approve the plan. We hired another attorney to handle the litigation, Brian Gallik. The complaint documents can be found on the website, Madadd.org, as well as updates concerning the complaint status as they occur.

Noxious weeds are planned to be sprayed again in June and, if needed in September.

Other important reminders:

- The mandated winter/summer parking allowed by the covenants: parking snowmobiles in your driveway during the summer is not allowed until winter season begins and summer recreational vehicles may not be parked in your driveway during the winter season.
- You may not inhabit/occupy your RV in your driveway.
- Dog owners please pickup after your pet, containers and plastic bags have been placed by the Town at the ends of the walking path for this purpose.
- If you want your noxious weeds sprayed and have not turned in an authorization, please return the document with your dues.

We hope to see you at the annual meeting.

Sincerely,

Grant Jackson, President

On Behalf of the BOARD and ARCHITECTURE COMMITTEE

# **MADISON ADDITION OWNERS ASSOCIATION**

**ANNUAL MEETING August 31, 2020**

**7PM POVAH CENTER**

- 1. WELCOME TO ALL ATTENDING**
- 2. INTRODUCING ALL BOARD AND AC MEMBERS**
- 3. LAST YEARS MINUTES READ AND APPROVED**
- 4. NEW BOARD MEMBER**
- 5. NEW ASSOCIATION NAME**
- 6. EVERYONE PLEASE UPDATE ADDRESSES, PHONE NUMBERS, AND IF YOU HAVE NOT TURNED IN A WEED SPRAY AUTHORIZATION PAPER FOR YOUR PROPERTY PLEASE SEND AN EMAIL TO THE SECRETARY AND SHE WILL GET YOU ONE. WE HAVE ALSO NOT BEEN INFORMED OF PROPERTY TRANSFERS. IF YOU SELL YOUR HOME PLEASE HAVE THE TITLE COMPANY SEND A COPY OF THE WARRANTY DEED TO US SO WE CAN HAVE THE NEW OWNER ON FILE. PLEASE PAY YOUR DUES. WE HAVE SOME THAT ARE WAY BEHIND AND WE DON'T WANT TO PUT A LEAN ON ANYONES PROPERTY.**
- 7. COMPLAINT REPORT**
- 8. NEW BUSINESS**
- 9. MEETING AJURNED**

**MADISON ADDITION OWNERS ASSOCIATION**

**MEETING MINUTES 8/31/2020**

**POVAH CENTER 7 PM**

The meeting was opened by Grant Jackson who welcomed all who were in attendance.

Last years minutes were read and approved

The financial report was given

All homeowners are asked to please update their addresses, phone, emails. If you sell your house, please make sure the title company, or you, send us a copy of the warranty deed so we can update the records. We would like the statements and proxies go to the correct person and not have returned mail.

Jayson Brey resigned from the AC committee and we will need to find a replacement. If you know someone who could help, please let us know. They can contact Maggie Anderson or Grant Jackson.

The motion was made that James Eyman be elected to the board and Rich Carlson and Don Detonancour first and seconded the motion. A vote was taken and approved.

You may have noticed the new name for the Association. That is because of the state filing for us. We changed the name because we had to file a new application. This is the original name, from the byelaws, so it was used to refile.

The AC Committee has approved several projects for the Association this last year. They have made is so you can submit your plans through email and drop off or mail them in. It has made things faster for approvals.

Rich Carlson explained the Moonrise Complaint and where we stand so far. We will post a separate paper of this on the website for you to read.

A thank you was given to the board and AC committee for the hard work they have done with moonrise and trying to support the homeowners of the Madison Addition.

**It was brought up about having next years meeting done as a zoom meeting so others, who are not here in West Yellowstone after the summer, could attend by internet. We will look at that and see what we will need. With the virus and everything going on and people's busy schedules it could work better for some.**

**The meeting was adjourned by Grant Jackson till next year.**

**Watch the website for updates**

**If you have not done a weed spraying authorization, please let the secretary know and she will send it to you. Fill it out and mail it back to us.**

## MADISON ADDITION OWNERS' ASSOCIATION FINANCIAL STATEMENT

Account balances as of 8/21/2020

As of 8/21/2020

Assets	Total
<b>Bank and Cash Accounts</b>	
First Security Bank CD	10,912.54
First Security Bank Checking	31,717.80
Total Bank and Cash Accounts	<u>\$42,630.34</u>
Madison Addition Property Owners Dues Receivable	\$2,615.00
Total Present & Future Assets	\$45,245.34
Net Worth	\$45,245.34

### Income and spending

8/13/2019 through 8/21/2020

Income Categories	Total
AC Plan Review Fee	505.00
Homeowner Dues	6,905.00
Investment Income	11.99
Total Income Categories	<u>\$7,421.99</u>
<b>Expense Categories</b>	
Contract labor	439.58
Insurance	1,776.00
Legal	7,074.60
MEETING ROOM RENTAL	-550.00
office expense	25.00
office supplies	270.14
Postage	275.50
Sign Construction/Maintenance	56.98
WEBSITE	258.40
Weed Control-lots	1,034.15
Total Expense Categories	<u>\$10,660.35</u>
Net Decrease to Association	<b><span style="border: 1px solid black; padding: 2px;">-\$3,238.36</span></b>