

Madison Addition Owners Association

Annual Meeting – 08/26/2021 @ 7:00pm Povah Center
(Distributed to the Board 08/31/2021 w/attachments)

Requirement to have a Quorum is satisfactorily met. Introduction of current Board members and approval of last year's Annual Meeting minutes completed.

Financial Report: See handout which includes update as of today related to checking account balance and dues/assessments receivable. Rich recaps where the account stood and cost of litigation involving Moonrise which led to increase in dues and a special assessment. There were no questions or concerns by attendees related to Financial Report.

Chris Colson elected to the Board and Nick Henderson elected to Architectural Committee.

Moonrise Update, Discussion and Comments of Attendees:

Rich summarizes recent history and events. April of this year, Town of West Yellowstone (TWY) entered the scene. The Architectural Committee (AC) denied Moonrise (MR) application which was followed by legal action initiated by MR. Recent involvement of TWY put the MR-HOA dispute to the side while they do their work with this. This summary brings the matter to current to about three weeks ago. Awaiting a summary of initial results by the Design Review Group (Ryan Krueger). From there, results will go on to the Town Planning Advisory Board and then to the Town Council. For now, MR-HOA dispute essentially on hold. Rich discussed clear-cutting of the property of which no violation of Covenants occurred (example of another clear-cut some four years ago on Electric).

An attendee from the group voiced concern about slash piles. MR supposedly to clean slash piles with a chipper and haul away.

An attendee asked about a property trade (used school relocation as example) – seems that would be a TWY matter.

Rich discussed the Forest Service and the Iris Street access-easement MR has made request for. Understands the Forest Service said no, but may reconsider after favorable input from Hebgen Basin Fire Dept.

An attendee brought up traffic study related to MR 180-unit apartment application and whether a new one is planned for new application.

In answer to an attendee's concern about role of consultant, Jim said an outside consultant's work is only an "opinion" ... still up to TWY to decide.

An attendee brought up traffic congestion, plus water-sewer issues. Rich introduced Gary Hendrix who has lengthy expertise with water-sewer matters. Rich also said another concern is fire protection and current standards.

An attendee voiced concern about water-sewer capacity which is being rebutted by MR.

Gary Hendrix told the group that DEQ is the final decider with regard to water-sewer. TWY may have their input, but ultimately it's up to MT DEQ. Decision could take years.

MAOA's Board solicited comments from attendees about their sense of what the group wants in terms of enforcement of the "housekeeping" portions of our Covenants:

An attendee expressed concern about live-in campers/trailers on Nez Perce.

An attendee said "let's fix it."

Maggie Anderson asked to what level can we seek enforcement – fines and liens. Rich suggested that we talk with CWY Police Dept. about their role.

An attendee (30 yrs property owner) saw rigid enforcement to passive approach. Find the middle ground.

An attendee suggested to find the most egregious violations first and try to correct. If not turn matter over to the Town when TWY has jurisdiction.

An attendee said come here to recreate or live, but follow the rules.

An attendee voiced concern about speeding 4-wheelers on neighborhood streets.

Brad Schmier said Covenants don't convey ability to fine offenders. Rich countered by saying the HOA Board has broad authority.

Police Chief said don't get confused between a town ordinance and the Covenants. Offered the name of Jon Simms as being in charge of CWY ordinances (code enforcement).

(Private thought: enact a mechanism to assess fines at a certain point – how many warnings?)

Arloa Stewart said past practice has been to send notice of violations – possibly a second – to property owner. If no correction, turn over to attorney.

Doug Schmier said Board not doing their job. Look at options. Due diligence. Enforce Covenants.

An attendee countered by saying he appreciates volunteer efforts by the Board (a round of applause).

New Business: An attendee asks people to pick up the dog poo along the walking trail. Big dogs = big piles.

Rich addressed weed control and plan for future – about \$2500.00 annual expense for application twice a year. Diane K. says weeds are still a problem. People aren't getting rid of them on their properties. Described three different types of problem weeds. Losing song birds, fish and elk due to spread of weeds next door to Yellowstone.

More New Business? There is none. We adjourn approximately 8:20 pm.

/s/Tim Donnigan

MADISON ADDITION OWNERS ASSOCIATION

Annual Meeting- August 26, 2021
7:00 p.m. at the Povah Center

1. WELCOME
2. INTRODUCTION OF BOARD MEMBERS AND ARCHITECTURAL COMMITTEE MEMBERS
3. APPROVAL OF LAST YEARS MEETING MINUTES
4. FINANCIAL REPORT
5. VOTE ON NEW BOARD MEMBER AND ARCHITECTURAL COMMITTEE MEMBER
6. UPDATE ON MOONRISE PROPOSAL
7. DISCUSSION OF "HOUSEKEEPING" PROVISIONS OF OUR COVENANTS
8. NEW BUSINESS
9. ADJOURN MEETING

MADISON ADDITION OWNERS ASSOCIATION FINANCIAL STATEMENT
 MOST RECENT ACCOUNT BALANCES

ASSETS

GLACIER (FIRST SCURITY) CHECKING ACCOUNT	\$38,060.37
GLACIER CERTIFICATE OF DEPOSIT	<u>\$10,924.23</u>
TOTAL	\$48,984.60

DUES/ASSESSMENTS RECIEVABLE	\$5,720
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INCOME AND SPENDING

DUES/SPECIAL ASSESSMENTS	\$32,275
ARCHITECTURAL REVIEW FEES	<u>\$750</u>
TOTAL	\$33,025

ATTORNEY FEES	\$15,764.67
WEBSITE	258.40
ACCOUNTING	42.50
PROGRAMMING	333.33
ADMIN./SECRETARIAL	2,790.83
RENT (P.O. BOX)	92.00
INSURANCE	1,776.00
COPIES/POSTAGE	890.45
MISC.	<u>12.35</u>
TOTAL	\$21,960.53

Montana/West Yellowstone Watch By Jan Neish

Economic Development District.

Public Services Superintendent Jon Simms basically runs the town, as to the endless little details. These include park, cemetery, street, and sidewalk maintenance; trash, litter, recycling, and removing abandoned vehicles clean up; removing graffiti and vandal-

ism damage; spraying noxious weeds; town vehicles maintenance; sewer needs investigation and coordination, including the weekly covid samples; Povah center and town building repairs; and replacing street signs, patching asphalt, and painting curbs. In short, he and his staff keep West looking clean and running smoothly. In the winter, this will include handling the white stuff.

Additionally, Simms meets with event directors and coordinates regularly with the Forest Service, Forsgren Engineering, and the Planning Board. Recently he assisted with the successful anniversary Rod Run, installed new light fixtures at the Chamber and CHP, arranged for fiber and Cat 6 lines for the department, and is in discussion about fixing the sidewalks, an ice machine replacement for Povah, and wi-fi options at the lagoon.

Chief Richardson reports that their