

**Madison Addition Owners' Association – Minutes of Annual Meeting**  
**Held August 3, 2023 at 7pm Povah Center**

Meeting Agenda attached herein as exhibit. Approximately 30 to 35 attendees not counting board members.

Following introductions, Chief of Police Mike Gavagan is introduced as the Board's guest speaker to address our group. He has no prepared comments, but is open to questions, concerns, etc.:

Speeding in the MadAdd. Kudos to the Chief for putting more cars in the neighborhood – the more officers, the better. Mike recently drove the MadAdd 3x at speeds of 15 mph, 20 mph and 25 mph. 25 mph seems like 40 mph ... 25 mph too fast in Mike's view considering how the MadAdd was developed. Attendees discussed the need to be more aggressive with speeders. Consider more signage and/or lowering speed limit as possibilities. Mike suggested MadAdd could purchase yellow cautionary speed signs (yellow, not white in that the latter reflects what the law permits).

Attendee: Referred to the "Be Cool, Be Kind, Be Patient and Show Respect" messaging that is posted throughout town.

There was also a suggestion about posting speed limit and cautionary warnings on our website.

Attendee: Number of years ago, got a speeding ticket and it made him realize going too fast is unsafe driving.

Mike: Prospect of mobile equipment advising drivers of their speed. He has requested additional equipment of this type in his upcoming budget.

Attendee: Problem with Hwy 20 and use of Jake Brakes coming into town, plus used through town. Lives behind the school and hears them constantly. There was some discussion about the matter – the thought was a law already in place prohibiting the use of Jake Brakes, but there's no signage at either end of town.

Attendee: Really appreciates Mike's efforts (applause).

Attendee: Issue of stop sign visibility. Need to assess. Look at relocating some for better warning.

Mike: Heads up about north/south streets in town getting repaved. Responding to a question about getting help from the State, referenced an instance where it took the State four months to provide a No Parking sign in front of the Buffalo Bar.

Attendee: Brought up on-street parking in the MadAdd.

Chris, Mike and Jim offered additional information related to Town Ordinance and Covenant restrictions: 5-day rule along the 15' strip measured from center of street per Ordinance, but Covenants require no on-street parking. Park in driveway, not alongside it and also not in the yard. In the MadAdd, Covenants are more restrictive than Ordinance, therefore binding. Mike indicated there is no Police enforcement of covenant rules, it's a private matter.

Attendee: Seek Police help regarding location of speed limit signs should MadAdd move forward with this.

2022 Annual Meeting Minutes. Motion to accept, seconded and unanimously approved.

Financial Report. Jim detailed expenditures, income, etc., see handout provided to attendees.

Moonrise (MR) – Rich updated the group.

Recent Town Council denial supporting MR easement request. If not approved, MR allegedly indicated they might be forced to go back to the 200-unit apartment proposal (182-unit apartments originally proposed). Freedom of Information Act (FOIA) and United States Forest Service (USFS). The need for affordable housing in West Yellowstone dates back to the 1940s. Some of the FOIA information regarding MadAdd may be posted online via website. MadAdd was intended to be a residential area with provision for a school. USFS intended use for town residents. TOWY agreed, voted it in and protected same with an ordinance. Highlighted the importance of MadAdd being separated from tourists – only three new streets were connected to existing streets, one dedicated for school access. FOIA documents support MAOA's position.

Attendee: Is there still a lawsuit?

Rich: TOWY still involved. Problem is incomplete application by MR. MAOA not involved at this point.

Attendee: 200 apartments will require ingress and egress standards required by Fire Dept.

Jim: Highlighted Rich's significant donation of time and effort involving this matter (applause).

Attendee: Appreciates all the information put into the website (applause).

Covenants/Violations – Chris updated attendees.

13 letters sent out so far this year. There is off-street parking confusion regarding the 15' strip. Architectural Committee (AC) must approve parking adjacent to driveway. People have been cooperative and good to deal with. Parking on the 15' strip also a safety hazard, especially involving large campers, motor homes, etc.

Attendee: Thanks Chris for efforts regarding these violations.

Attendee: There's a difference between visitors parking along the street vs. parking their crap out there.

Attendee: Critical of Board regarding violations not picked up. No action according to attendee.

Chris: Volunteer Board, doing the best it can.

There was a brief back-n-forth with attendee. He did not volunteer to help in a situation he complained about.

Jim: Board has four openings, AC has one vacancy. We're not full time, we're retired. Step up and help.

And a hush fell over the crowd. We adjourn about 2030. /s/Tim Donnigan, Secretary

# **MAOA Annual Meeting 2023**

***Agenda 8/3/23 7:00 pm***

- Introductions
- West Yellowstone Chief of Police Mike Gavagan
- 2022 meeting minutes approval
- Financials
- Moonrise
- Covenants / Violations