

DRAFT - NOT APPROVED

DEARBORN MEADOWS LANDOWNERS ASSOCIATION

24 Shoquist Park Lane, Cascade, Montana

Spring Meeting Saturday, May 23, 2026

Dearborn Fire Hall

MINUTES

The 2026 annual meeting commenced at 11:00 a.m. President, Dan Ginnaty, welcomed everyone and introduced the Board Members, Greg Madson, Vice President and Colleen Nichols, Secretary-Treasurer.

The number of members present was 41. Lynn Sandbeck served as parliamentarian and timer.

The business portion of the meeting then commenced.

Scott Schneider, Dearborn VFD Fire Chief, was introduced and gave an overview of the Fire Department duties and the continued need for additional volunteer fire fighters. The VFD is down a couple of key members who have taken full-time jobs. Scott discussed the difficulty in quick response to areas up Sawmill due to road conditions. The VFD purchased a UTV equipped with firefighting equipment which will help access hard to reach areas. Scott provided information related to fire mitigation.

Colleen Nichols reviewed the 2025 minutes (copies of those minutes were available), no corrections were noted, motion made, seconded and approved by vote to approve the 2025 minutes.

Secretary-Treasurer Colleen Nichols read financial reports dated January 1, 2025-December 31, 2025, and the financial report from January 1, 2026-May 22, 2026. (copies of those reports were available at the meeting). The financial reports will be provided upon written request to: dearbornloa.org

A motion was made, seconded, and the financial reports were approved.

President, Dan Ginnaty presented an overview of the road work accomplished in 2025. Larry Chapman, owner of Scratch Gravel Construction, worked on sections of the road from the Firehall to Split Rock. Valley Sand hauled in gravel. That work was very successful, but weather quickly degrades the condition of the road. Unfortunately, there are many areas that are down to bedrock due to increased traffic (especially construction traffic and people driving too fast for road conditions).

Special thanks were given to the Frye family for their on-going, unpaid work on the road.

A lively discussion related to 2026 road work followed. It was agreed that the focus on future work be on the areas that provide the most use and benefit the most residents. Dan Ginnaty spoke about the difficulties finding contractors willing to work on the road

due to the impact on equipment and high fuel costs. Efforts will be made to find contractors willing to provide the needed work.

Currently 23% of landowners have paid dues in 2026. At the time of the meeting dues and addition funds directed at road work were received in 2026 were \$15,700.00.

Discussion regarding Association documents dating back to the 1980's, record retention and storage followed. Volunteers are in the process of reviewing and digitizing documents.

Members discussed coordinating with neighbors when they are doing roadwork on their property. It was suggested that the DMLOA figure out a process to communicate when that work is being done to coordinate the sharing of costs/equipment. Many people don't use Facebook so the idea of a group text will be pursued.

One of our neighbors said that someone had trespassed on his property and trimmed trees. REMINDER that trees are not to be cut without permission of the property owner.

Meeting was adjourned at 1:00 and members stayed at the Fire Hall to take part in a picnic.

Submitted by Colleen Nichols,

Secretary-Treasurer