

DEARBORN MEADOWS LANDOWNERS ASSOCIATION

ANNUAL MEETING, JUNE 3, 2023

President Art Powell opened the meeting at 11:00 a.m. at Wedsworth Hall, Cascade, Montana

Introductions and welcome comments were made and the meeting and Decorum format was discussed.

Lynn Sandbeck, Parliamentarian was introduced and provided an explanation of her duties.

Dearborn residents Vinny?? and Nancy Traub who passed were honored. A poem was read in Nancy's honor.

There were 32 voting members present.

The minutes of the 2022 meeting were discussed and no corrections or additions made. The 2022 minutes were approved by a majority vote.

A summary of the 2022 Financial reports and interim 2023 (1/1/23-6/1/23) were reviewed and discussed with no corrections or additions made. The 2022/2023 interim reports were approved by a majority vote.

Art Powell provided a review of road work completed in 2022. Art also provided an update on road work plans in 2023. The plan is to get started on road work sooner (weather dependent). There will be a concerted effort to let residents know in advance of work commencing so that people have volunteer opportunities. The road work plans will be posted on the DMLOA Facebook page.

Elizabeth Douglas reiterated the needing for ditching on area roads.

OLD BUSINESS:

Weed Control - Colleen Nichols provided handouts and updates from Josh Blystone, Cascade County Weed District about opportunities to buy chemicals and equipment rental at discounted prices. Bio-Control is also available through Cascade County. Discussion followed about the weed problems on the Dearborn and the importance of annual weed control.

Kudos to Perry Jones and Sharon Frye for their many hours of research to provide an active list of current landowners on the Dearborn.

Bylaws - Unfortunately the Bylaw committee that met previously is no longer in place. Active recruitment of new members is ongoing.

Sharon Frye proposed the following amendment to the Bylaws: Dues are one hundred (\$100) per landowner unit. A landowner unit is defined as a person, persons corporation, trust, organization, agency and/or partnership.

The basis of the amendment is that 82 DMLOA members own multiple lots (from 2-8) and only 18 of the multiple lot owners paid the current assessment of \$100 per lot.

The second part of the amendment is: Dues may be prorated for property owners who qualify for the Montana state program for Property Tax Assistance Program (PTAP). Appropriate approval documentation is required for prorated dues.

The basis of the 2<sup>nd</sup> part of the amendment is that some of our neighbors now for qualify for PTAP based on their fixed or limited income. The current dues structure of \$100 per lot precludes them from renewing their membership or becoming members for the first time.

There was also an additional proposed amendment that \$100 per lot would be paid for each lot on which there was a habitable structure – this amendment was withdrawn.

There was lengthy discussion on the amendments. Currently only 22- 25% of landowners s pay dues and with the new structure perhaps more landowners would pay due. All members in attendance agreed it is best to keep it simple.

The amendments passed by a majority vote.

#### NEW BUSINESS

Recognition of previous Board members who were in attendance. So many people have contributed many hours to make the Dearborn the great place to live that it is. Jim Beck and Dick Frye have provided significant time to make the road system drivable. Pat Racicot and Joe Scott encouraged DMLOA members to participate on the Board. Art Powell expressed his appreciation for the Board and talked about freedom and responsibilities we all share. Art reminded the group that the association was formed in 1977 and it is everyone's responsibility to take care of the roads.

Priorities for road work in 2023 were discussed by Dan Ginnaty. It is the DMLOA responsibility to maintain the roads that we all travel. Areas that will be the focus are: bottom of switchbacks, west of Shoquist, junction of Powerline, road at Split Rock.

Art opened the nominations for new officers for the Association for the next two-year term-

Dan Ginnaty was nominated for President

Lynn Sandbeck, Perry Jones (declined nomination), Karen Judge and Greg Madsen were nominated for Vice President

Colleen Nichols was nominated for Secretary/Treasurer

As there were not other nominations for President or Secretary/Treasure Dan and Colleen will hold those positions. A majority vote determined that Greg would hold the position as Vice President.

Dan Ginnaty discussed the purchase of Walkie Talkies to aid in road work communication, it was agreed that would be useful. Dan will pursue that purchase.

It was agreed that the Secretary/Treasurer will communicate with Title companies about the DMLOA.

The DMLOA website will be reactivated and information on that page restored. The DMLOA Facebook page is a good source of information about volunteer/community opportunities.

Comments- Art Powell discussed the history of the Dearborn Road systems and the fact that the parks were deeded to the association for the enjoyment of all.

Barbara Phillips discussed the responsibility of landowners to maintain roads and how important it is to build community by engaging with people. She also reiterated the importance of ditching the roads.

Jon Howard ??? discussed the importance of maintaining the roads.

Meeting was adjourned at 1:00

Colleen Nichols, Secretary/Treasurer

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