

NOT APPROVED

DEARBORN MEADOWS LANDOWNERS ASSOCIATION

24 Shoquist Park Lane, Cascade, Montana

Spring Meeting – Saturday, May 24, 2025 Dearborn

Fire Hall

MINUTES

The 2025 annual meeting commenced at 11:00 a.m. President, Dan Ginnaty, welcomed everyone and introduced the Board Members, Greg Madsen, Vice President and Colleen Nichols, Secretary-Treasurer.

The number of members present was 46. Cheryl Chavon served as parliamentarian and timer.

The business portion of the meeting then commenced.

Steven Rockwell, Dearborn VFD Fire Chief, was introduced and gave an overview of the Fire Department duties and the continued need for additional volunteer fire fighters.

Past Association Board members were recognized and thanked for their efforts.

Colleen Nichols reviewed the 2024 minutes (copies of those minutes were available), no corrections were noted, motion made, seconded and approved by vote to approve the 2024 minutes.

Secretary-Treasurer Colleen Nichols read financial reports dated January 1, 2024-December 31, 2024, and also the financial report from January 1, 2025-May 22, 2025. (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. Colleen presented a dues overview from 2022-2025 (attached to minutes)

President, Dan Ginnaty reported on the fact that there was no road work in 2024 due to ongoing drought and fire danger. Dan then presented an overview of the proposed road work in 2025. Larry Chapman, owner of Scratch Gravel Construction, will begin work on sections of the road from the Firehall to Split Rock. The road work will commence on May 27 with a duration of 4 days. The proposed cost of the road work, including gravel will be approximately \$37,000.

A lively discussion related to 2025 road work followed. It was agreed that the focus needs to be on the areas that get the most use.

Status of Bylaws. There was a discussion related to raising the current Association dues of \$100. Members in attendance suggested that instead of raising the current dues, a focus on getting more landowners to pay would be the best avenue.

A discussion ensued on whether to publish the names on Facebook of landowners who have paid dues. Currently less than ¼ of landowners pay dues. Of that number 30% are landowners who do not live full time at the Dearborn and 11% of full-time residents pay dues.

The State of Montana 2nd home property tax restructuring was also discussed.

Officer elections for a two year term (May 2025-2027) was the next item on the agenda. Janet Hedges nominated the current slate of Officers for a 2nd term. Colleen Nichols nominated Perry Jones for Secretary/Treasurer which he declined. Current Board members voiced their agreement to serve a 2nd term but stated that they had hoped a full time resident would be willing to serve in the future to keep members updated on the happenings on the Dearborn. A vote was taken and current Board Members were voted in unanimously.

Information was provided on weed control and pheromones to combat beetle kill on area trees. More information can be obtained by contacting Board members.

Discussion regarding Association documents dating back to the 1980's, record retention and storage followed. It was agreed that a group of volunteers would begin the process of digitizing those documents.

Meeting was adjourned at 1:00 and members proceeded to Shoquist to take part in a picnic.

Submitted by Colleen Nichols,

Secretary-Treasurer