

Madison River Ranch Association, Inc
Minutes of the Annual Meeting of Members, June 27, 2020

The annual meeting of the members of the Madison River Ranch Association, Inc. was held, pursuant to the Notice of Annual Meeting dated the 23rd of May 2020, outside of the Cliff Lake Village Schoolhouse on Trumpeter Trail, off the Cliff/Wade Lakes road, at 10:00 AM on June 27, 2020..

The meeting was called to order and started at 10:05 AM

Introductions

Madison River Ranch Association Board President John Graifemberg (lot 61) introduced himself, the Board, Marv Gibbs (lot 53) as our webmaster and welcomed everyone to the annual meeting. All Board members were present: Sue McMahan (Treasurer, lot 68), Dana Dawson (Secretary, lots 64A&B, 95) and Mike Carpenter (lot 40).

In addition to the four Board members present, there were 17 individuals in attendance representing 16 lots in person and 31 lots by proxy: Tom Buttolph (lot 11), Jody and John Clark (7), Lois Whitworth (119), Barbara and Marv Gibbs (58), Rick Tappan representing Andrea Hastings-Miller (63), Greg and Susan Villeneuve (134), Kriss and Peggy Nielsen (111), Peter MacDougall (30), Linda Adamson, Andy and Greg Adamson (87,88), Jim Dawson (64A&B,95), Michael Carmer (76).

John Graifemberg stated that due to the Corona Virus and the average age of our lot owners as well as people coming from all over the U.S. he wanted to make sure to keep the meeting brief while still meeting everyone's needs. John mentioned the passing of three members of the Madison River Ranches, Dave Adamson, Roxanne Fritsch, and Ray Strickland.

John reminded members to keep garbage collected and stored safely due to bears in the area. He also asked those receiving packages to please pick them up promptly as our shed is overflowing. We are also nearly out of mailboxes and asked if anyone is not using their box to please let us know. Mike Carpenter said he was no longer using his box and the Villeneuve's raised their hand to take it over. If anyone else has a box they are not using, please email Sue MacMahon. Next John spoke about using tags in our cars if we, or any of our visitors, are parking in the common area. If you are in need of a car tag please email Dana Dawson.

Board Reports

SECRETARY'S REPORT

Dana Dawson reported that the minutes of our meetings, as usual, will be posted on the website. Dana reminded members to sign into the 'Members Only' section of the website in order to see the minutes as well as the treasury reports. Dana asked for a motion on last year's annual minutes to be approved, Sue MacMahon moved to approve the minutes, it was seconded by Marv Gibbs. A call for a vote was taken, all approved, therefore the minutes were approved as previously written. A question was raised as to whether we had enough members to vote. With 31 Proxy and 16 in person we, indeed, had the necessary number to vote.

TREASURER'S REPORT

Sue McMahan reviewed the Profit & Loss first, income, normal expenses, (we changed to a new weed contractor Terra Nova) insurance will stay the same, we will do half mile road maintenance on Flat Iron Trail, a small expense for Marv Gibbs getting a secure system in place for our website. Profit & Loss Budget v Actual, we are over on a few items, under on some as shown on the report. Sue went over the value of the assets, the reserve fund, general fund, and noted that 100% of dues were collected due to two owners paying two years of dues. John Clark raised his hand to ask about the legal fees as they are significantly over the budgeted amount. Sue explained the work on the ByLaws and CC&R;s were part of the expense however \$2,300 in legal fees were due to legal issues with one homeowner. John Graifember responded saying he will speak to the issue of the homeowner being represented at the meeting by her attorney Rick Tappan. John explained the legal costs-the Board had to respond via our attorney Wayne Jennings to five letters requesting information back to 2001. The Board has provided financial and meeting information back to 2006. The Board has responded to ranch member, Andea Miller Hastings, for mowing from her property through Montana State property as well as through lot 73. The Board also responded to an issue with Ms. Hastings and John Graifemberg as well as the former MRRA president John Clark who were both accused of intimidating Ms. Hasting's mower.

John stated the mower has been mowing on Madison River Ranches for years, is recommended on our website and is “the last person in the world we would harass.” The Board did not know Rick Tappan would be in attendance and asked if he had a proxy. Mr. Tappan stated he had sent a proxy to the secretary by email, which happened to be an incorrect email address and was not received. Mr. Tappan provided a copy of the proxy. Questions were posed to Mr. Tappan whether all owners of lot 63 had signed the proxy, Jody Clark said the Bylaws and CC&Rs said all owners of a specific lot must be in attendance or have signed a proxy. Both John Graifemburg and Rick Tappan did not agree with Jody’s interpretation of the Bylaws and CC&Rs. We have a deed for the Miller-Hasting’s lot dated 2009 in order to vote, John Graifemburg will look into the issue.

Sue then asked if we could have a motion to approve the budget, Marv Gibbs made a motion to approve the treasury report from last year, John Clark seconded the motion, however Mr. Tappan had a few questions on the budget to which the motion was tabled for the moment. Mr. Tappan asked about the \$500 charitable contribution, Sue said it goes to the rural fire department in Ennis. A question on the perimeter fence listed as a \$19,000 asset, does the homeowners association claim any property interest on any individual properties? John said not that he knows of. Mr. Tappan-Are there any easements across any of the properties? Yes. Mr. Tappan-so the HOA claims the fence belongs to the association across the entire perimeter? John stated the association does not own the entire perimeter, it is shared with the Forest Service, Sundance Bench and \$3 Ranch. We share the cost to repair the fences such as the common area. Individual property owners are in charge of their fence. Sue was not exactly sure as to where/when the \$19,000 number was assessed. Mr. Tappan asked to be clear: is the perimeter fence a maintenance item that is to be shared equally amongst all of the homeowners or is it to be born by the individual who has the fence? John said it is a little of both. His understanding is the fence that borders the development and \$3 Ranch, the Association shares the cost, a fence on an individual’s lot is taken care of by the owner. Many of the fences on state property and Forest Service aren’t maintained by them and the individual must take on the burden. Mike asked if anyone there had expertise on the issue present, none stepped forward. Mr. Tappan confirmed the fence does not border the entire perimeter, just certain lots. Next Mr. Tappan asked about the well pump cost of \$6400, where is it and what is its purpose? The well is on lot 106, its purpose is fire suppression, the rural county fire department would use it to hook into their tankers. John Graifemburg also mentioned that due to the cost of the well drilling, some property owners use the pump for water usage on their property. One owner mentioned he’d owned his property for 30 years and had used the well pump for 25 years prior to getting a well on their property. Mr. Tappan asked if it was available to all? Yes, it is for all MRRA members.

Tom Buttulph remarked that several years ago he, along with the Bylaws and CCRs committee, researched some deeds, two board members and two not on the board, who had had their perimeter fences replaced. None of those cases was there an easement bringing the question of the value of the perimeter fence. Tom suggests that if you don’t have a legal easement we can put it in the maintenance cost but not claim it as an asset.

John asked if there were any more questions, none were asked, he called for a vote to approve last year’s treasurer’s report, a vote was taken, all approved.

Sue then discussed next year’s budget overview. Dues will remain unchanged, \$285 per lot per year, of that \$285, \$40 goes into the reserve fund. We will receive a weed reimbursement, mowing, weeds, insurance, charitable contribution will remain the same, the grazing lease will stay the same this year while other years it may fluctuate. Two owners are in final stages of liens, money will come when they sell their property. We will try to keep legal at \$2000. Road maintenance will remain the same, another half mile of road base will be undertaken this year. Sue asked if there were any questions, none were asked. Sue asked for a motion to approve next year’s budget, a motion was made by Barb Gibbs, Jim Dawson seconded the motion, all votes were yes except for one single no vote by Andrea Miller Hasting’s attorney, Rick Tappan, therefore the budget approval was passed.

John Graifemberg spoke next about road maintenance. He spoke about the study he did last year, he verified the 13 miles of road, number of houses, looked at the feeder roads, did a traffic study, then determined how much we need to spend each year to maintain our road. This year we will be grading all roads, adding another half mile road base to Flat Iron Trail. We expect within the next few years to get to Gravelly Trail, always taking care of the most heavily trafficked areas first. It was mentioned that an owner came in early and got stuck causing him to leave their trailer and snowmobile. The owner has offered to pay if it costs to fix the area. John reminded owners to be very careful if coming in before the snow has melted. He said our road work will be done as soon as Gordy is finished with SunWest Ranch.

John has spoken with all of our contractors; weed abatement, Terra Nova, will spray easements, common areas and with an agreement with the state they will spray the land we lease. Johnathon Ashcroft, the owner of Terra Nova is on our website so that

individual homeowners can contact him for spraying on their personal lots. He is approximately \$200 per lot for spraying. A question was asked, "What is my responsibility as a homeowner and noxious weeds?" Each owner is responsible for the eradication of noxious weeds as found in the CC&Rs. On the website under Frequently Asked Questions you can find a link with contact information for Terra Nova. They prefer to come for a group of owners if possible.

John Clark mentioned last year 3Rivers said they would spray the easement for three years. He wondered if they would pay for part of our spraying? John Graifenburg will check.

Barb Gibbs asked about the weeds near the river, when is the right time to spray and how close to the river do they spray? John said it is based on geographical locations, there are different times for each weed, we don't know the exact answers. The sprayers are certified and send a report to the state.

John then spoke about the easement mowing which will take place after weed spraying. We will use the same contractor as last year. Tom Buttolph mentioned a survey marker was hit when mowing roadsides. John remarked that it is a difficult job, they are aware and will take precautions. Many markers are missing, up to 30, possibly by Northwester Electrical or 3Rivers. If this happens on your lot please call the company that caused the damage as they are responsible to make repairs.

A member asked if any work was being done on the county road off HWY287. It is a combination Forest Service road and county road and we don't know of any plans for improvement.

Mr. Tappan noted that people can see on our website, as non-members, the UPS/FEDEX shed lock combination as well as the gate code. The issue has been discussed over the years but has never been voted on to make a change. Mike noted that packages are left on doorsteps in many cities making our box a step better than that.

John asked if there were any more questions? Jody Clark asked if Gordy would fix the holes in the road near the front gate, John said he had spoken to him and would do so again. Mr. Tappan asked about the state land survey and who the contractor was. Skyline Surveying was the company used. The survey was requested by two home owners as well as the MRRA. The two homeowners reimbursed the association, the cost to the association was \$279. Sue reminds all that \$532 misc. income is reimbursement by the two owners. John Graifenburg went with the surveyor, all corners were found. Mike mentioned owners can have their property surveyed, costs will vary.

John thanked everyone for coming and those who sent proxies. Last year John promised not to yell for a year...he made it through! He hopes, as do we all, to get back to a normal routine at next year's meeting!

Meeting adjourned 10:56

Respectfully submitted,
Dana Dawson
Madison River Ranch Association Secretary