

The Meadows HOA Annual Meeting (Continuation Meeting)

Date: June 10, 2025

Time: Meeting called to order at 7:09 PM

Location: Park City Community Center

themeadows406.com

Contact Information

HOA@themeadows406.com

PO Box 481

Park City, MT 59063

Meeting Minutes

1. Call to Order

The meeting was called to order at 7:09 PM.

2. 22 Tract Owners in attendance.

Proxies

- a. Willow Brown gave Proxy to Krystal Emineth (3 tracts)
- b. Ken Frazer gave Proxy to Mark Bunch (1 tract)
- c. Iwona Gegerowicz and Keven James Onshnenko gave Proxy to Kane Thatcher (1 tract)
- d. Kent Nunberg and Tamara Williams gave Proxy to Steve Ligon (2 tracts)
- e. Randy and Susan Lewis gave Proxy to Kane Thatcher (1 tract)
- f. Joe and Shari Manly gave Proxy to Dale and Norma Rifer (1 tract)

*** Quorum in attendance***

3. Agenda from April 23, 2025, meeting reviewed.

- a. Minutes reviewed.

4. Thank you to all who helped mow this summer. Special thanks to Steven Legion and Rusty and Nancy Stennerson.

5. Brandon Lance reviewed the current bank records on the HOA and Sewer Funds

- a. Discussion on how the sewer and HOA funds are separated and how the sewer system works.
- b. Dale Rife reviewed the balance sheet

6. Board of Directors Presented 2025 Budget

- a. Discussion on needs.
- b. Steven Ligon motioned to approve. Clint McCoy Second. Brandon motioned to table the motion for further discussion.
- c. Further discussion continued on wanting to know how money is being spent on each line item.
- d. All agreed on the importance of having an annual meeting earlier in the year.

- e. Dale Rife motioned to approve spending \$400 on signs for the drain field, trail system, and entrances into the subdivision. Second by Steve Ligon. All in favor, no objections.
- f. Brandon Lance suggested revising the budget to allow the Board of Directors to spend up to \$7,000 for 2025 as needed. Clint McCoy made a motion to approve, and Steve Ligon seconded. Tammy Helsper made a motion to amend that the \$7,000 be from June 10, 2025, to the end of the year and that the Board of Directors provide more details for the 2026 annual meeting. All in favor and none objected.
- g. Survey results reviewed.
 - i. Discussion on each item
 - ii. The board will post on the website. See the Attachment to the minutes.
- h. Board of Directors Election
 - i. Kane Thatcher is moving from the subdivision and withdrawing from the Board.
 - ii. Brandon Lance agreed to stay on the Board.
 - iii. Brandon Lance nominated Tammy Hesper and Chad Campbell to be on the Board.
 - iv. Debrah Rife nominated Dale Rife
 - v. Lisa Hansen nominated herself.
- i. Elections held
 - i. **Brandon Lance** received 31 Votes
 - ii. **Tammy Helsper** received 22 votes.
 - iii. **Chad Campbell** received 18 Votes
 - iv. Dale Rife received 14 Votes
 - v. Lisa Hansen received 8 Votes

The Board of Directors for 2025 will be Brandon Lance, Tammy Hesper, and Chad Campbell.
- j. The Architectural Committee will stay in place.

7. Open Floor

- a. Discussion on special assessments
- b. Potential gate on Rodeo with special assessment
- c. Discussion on all lots sharing equally in the expenses needed to run the community; exception being the community sewer.”

Meeting Adjourned at 9:15 PM

Attachments

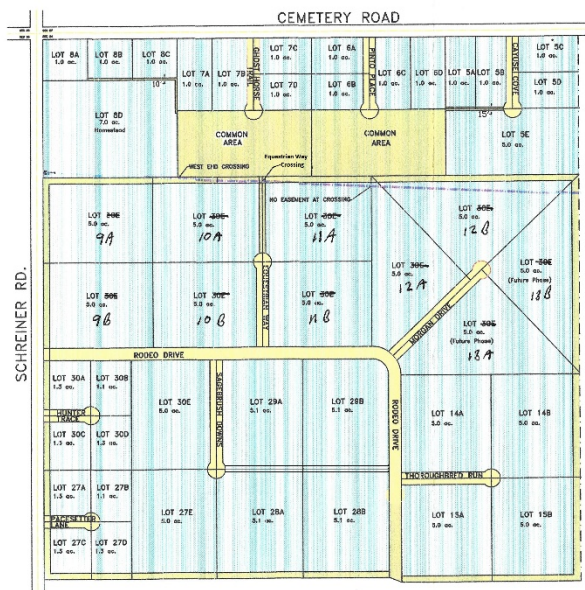
Proposed Budget

Note this was not approved

Meadows HOA - 5-Year Budget						2025		
OUTGOING								
Fund	Item	Estimate	Quote	2023 Budget	2024 General Fund	Septic Fund	General Fund	Septic Fund
General	Trail Maintenance and Mowing (2x\$750)	\$ 1,500.00			\$ 1,500.00		\$ 1,500.00	
General	Roadside and corner maintenance		\$ 900.00	\$ -	\$ 900.00		\$ 900.00	
General	Roadwork/Snow Removal			\$ 3,400.00	\$ 3,400.00		\$ 4,000.00	
General	Insurance			\$ 1,401.00	\$ 1,401.00		\$ 1,500.00	
General	Postage			\$ 68.00	\$ 68.00		\$ 68.00	
General	Website			\$ 235.74	\$ 235.74		\$ 235.74	
General	Office Supplies			\$ 250.00	\$ 250.00		\$ 250.00	
General	Common Area Maintenance (5 acre lots North of Ditch)	\$ 1,400.00			\$ 1,400.00		\$ 1,400.00	
General	PO Box Rental			\$ 82.00	\$ 82.00		\$ 82.00	
General	Taxes			\$ 225.00	\$ 225.00		\$ 225.00	
General	Meeting Hall			\$ 75.00	\$ 75.00		\$ 75.00	
Septic	Pump House Electric			\$ 278.00		\$ 278.00		\$ 278.00
Septic	Drain Field Maintenance			\$ 650.00		\$ 650.00		\$ 650.00
Septic	Drain Field & Pump House Mowing (2 x \$600per)	\$ 1,400.00				\$ 1,400.00		\$ 1,200.00
				Total:	\$ 9,536.74	\$ 2,328.00	Total:	\$ 10,235.74 \$ 2,128.00
						BALANCE:	\$ 264.26	\$ 422.00
INCOMING								
Proposed Budget - General Fund								
	28 Developed Lots			Developed	\$ 300.00	\$ 8,400.00	Developed	\$ 300.00 \$ 8,400.00
	14 Undeveloped Lots			Undeveloped	\$ 150.00	\$ 2,100.00	Undeveloped	\$ 150.00 \$ 2,100.00
				TOTAL:		\$ 10,500.00	TOTAL:	\$ 10,500.00
Proposed Budget - Septic Fund								
	19 Connected Lots			Connected	\$ 150.00	\$ 2,550.00	Connected	\$ 150.00 \$ 2,550.00
	9 Unconnected Lots			Unconnected	\$ -	\$ -	Unconnected	\$ - \$ -
				TOTAL:		\$ 2,550.00	TOTAL:	\$ 2,550.00

Trail System

MEADOWS TRAIL SYSTEM



CONDITIONS OF USE

MEADOWS HOA MEMBERS ONLY
KEEP TRAILS FREE OF TRASH
PICK UP DOG WASTE AND
DISPOSE OF PROPERLY

PROPOSED PROJECTS

GRADE WEST SIDE TRAIL FLAT

GRADE SOUTH SIDE TRAIL FLAT

MEADOWS PARK LAND OR
WALKING EASEMENTS

Survey Results

	9 for Amend	11 for Amend	4 for Yes	5 for Amend	
	7 for Prohibit	6 for Prohibit	11 for No	10 for Prohibit	
	2 No Opinion	1 No Opinion	3 No Opinion	3 No Opinion	
Survey Page #	Questions #1: Should open lean-to structures attached to buildings be prohibited according to our governing documents, or should the documents be amended to allow them?	Question #2: Should parking recreational trailers on residential property for extended periods or in visible areas be prohibited according to our governing documents, or should the documents be amended to allow it?	Question #3: Should we budget for and spend the money needed to maintain the trail system?	Question #4: Should operating a full-time business out of a home be prohibited according to our governing documents, or should the documents be amended to allow it?	NOTES
1	Amend	Amend	No Opinion	Amend	
2	Prohibit	Amend	Yes	Amend	#2: "include: have trailers, etc. without behind a fence "
3	Prohibit	Prohibit	Yes	Prohibit	
4	Amend	Amend	No	Amend	#2: "For consideration - RV Trailers in good working condition. (this may prevent ??? & junk)" #3: "It's a huge liability & costs are not feasible. If people deviate from trails it puts homeowner @ risk if accident occurs on
5	Amend	Amend	Yes	Prohibit	
6	Amend	Amend	Yes	No Opinion	
7	Amend	Amend	No	Prohibit	#3: "!!!" #4: "!!!"
8	Prohibit	Prohibit	No	Prohibit	
9	Prohibit	No Opinion	No	Prohibit	
10	No Opinion	Amend	No	Prohibit	#2: "with-in reason! Limit to one."
11	No Opinion	Amend	No Opinion	Amend	
12	Prohibit	Prohibit	No	Prohibit	
13	Amend	Amend	No	Prohibit	See Attachment: Detailed thoughts documented there.
14	Amend	Amend	No	Amend	
15	Amend	Amend	No	No Opinion	Limits to business types? No Stor fron or customers.
16	Prohibit	Prohibit	No Opinion	No Opinion	
17	Amend	Prohibit	No	Prohibit	
18	Prohibit	Prohibit	No	Prohibit	
19					
20					

Bank Statements

YELLOWSTONE BANK
SINCE 1907
PO BOX 80050 • BILLINGS MT 59108
Return Service Requested

Page: 1 of 1
Statement Date: 05/09/2025
Primary XXXXXX0080

151 1 SP 0 730 1

MEADOWS HOA
PO BOX 481
PARK CITY, MT 59063-0481

eStatements
Tired of paper statements?
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Taking care of business for over a century.

Totally Free

Account Number	XXXXXX0080	Statement Dates	4/09/25 thru 5/11/25
Beginning Balance	10,667.98	Days in Statement Period	33
Credits Totaling	0.00	Average Ledger	10,637
1 Debits Totaling	75.00	Average Collected	10,637
Service Charge Amount	0.00		
Interest Paid	0.00		
Ending Balance	10,592.98		

DATE	CHECK NUMBER	AMOUNT	DATE	CHECK NUMBER	AMOUNT
4/29	1099	75.00			

* Indicates Skip in Check Number

DAILY BALANCE SUMMARY					
DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
4/09	10,667.98	4/29	10,592.98		

YELLOWSTONE BANK
SINCE 1907
PO BOX 80050 • BILLINGS MT 59108
Return Service Requested

Page: 1 of 1
Statement Date: 05/27/2025
Primary XXXXXX5868

139 1 AV 0 545 1

MEADOWS HOA
SEWER FUND
PO BOX 481
PARK CITY, MT 59063-0481

eStatements
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Business Free

Account Number	XXXXXX5868	Statement Dates	4/24/25 thru 5/27/25
Beginning Balance	12,328.85	Days in Statement Period	34
Credits Totaling	0.00	Average Ledger	12,318
1 Debits Totaling	11.00	Average Collected	12,318
Service Charge Amount	0.00		
Interest Paid	0.00		
Ending Balance	12,317.85		

DATE	CHECK NUMBER	AMOUNT	DATE	CHECK NUMBER	AMOUNT
4/29	1042	11.00			

* Indicates Skip in Check Number

DAILY BALANCE SUMMARY					
DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
4/24	12,328.85	4/29	12,317.85		