

Beckwith Mountain Ranch POA

Board of Directors Meeting

5.23.2024

Location: Annette Pustejovsky's Home

215 Hitching Post Road

Time:6:30 PM

Agenda

1. Call to Order

The meeting was called to order at 6:30. Jane Stanley and Jim Bauer were present in person and Gary Mohr, Kerry Manneck, and Mike DiLisa were present via conference call. Two POA members were also present and additional 4 on the conference line. A quorum was met and the minutes of the 02.22.2024 meeting had been previously approved.

2. President's Opening remarks and announcements—Gary was unable to attend due to illness though he participated via phone.

3. Treasurer's Report—Kerry Manneck reported

\$83,196.84 Checking Acct

\$22,613.23 Savings Acct.

\$8,088.12 CD

Two checks over \$200 were written:

R&R Construction (Snow Plowing) \$3000.00

Orten, Cavanaugh, Holmes and Hunt (Legal Fees) \$1540.50

Mary Bauer stated two property owners have not paid their dues yet and have until 6/30 to do so.

4.0 Committee Reports

- a. Property sales—Jane Stanley reported 14 properties (4 with homes, the remaining are vacant lots) a currently listed for sale. One lot has a pending contract. There have been two properties sold in 2024, Lot #76 and #91.
- b. CC&RS/ARC—Mike DiLisa reported no CC&R issues at this time and no APIs voted on by the ARC.
- c. Grazing Lease--Jim Bauer reminded everyone Montana Canterbury would be putting in cattle over the weekend weather permitting. The water tanks are filled and a tree laying over the fence off Reed Rd. would be removed Saturday.

- d. Roads—Gary Mohr has toured the roads with Russ of R&R Construction and identified areas of the roads where the gravel has thinned and will need reinforcement. Ultimately the cattle guard at Corral North will need to be lifted and accumulated dirt/gravel removed, however this does not need to be done this year.
- e. Gates—Dave Valentine sent a written report:
All gates are working properly at this time. The Spring maintenance work has been done on all four gates and everything was found to be in working order. After repairing a broken wire under the cattle guard at Hitching Post East Gate and replacing the battery, the gate is now working properly.
- f. Website—Chris Stell reported prior to the meeting that there are no issues with the website.

4. Unfinished Business

- a. Resolution of nonpayment of dues-The Property owner who was in arrears on the dues has submitted payment in full.
- b. Covenant 6.4, 6.8-After legal review the Board voted to send the updated document to all the property owners for a formal vote. They will actively follow up with nonrespondents to get 67% of each of the filings to vote on the change.

5. New Business

- a. Real Estate issue: The proposition to give realtors in the area a copy of our Shared Directory was denied. Several property owners and the entire Board agreed that this would be a violation of our privacy regulations and therefore voted not to share any information regarding Beckwith owners with realtors. It was further decided that the issue did not need to go to the annual meeting for further discussion. Owners are to be reminded the Shared Directory is for their personal use only and not to allow others access to the information.
- b. Jon Gaulding—requested assistance with survey and staking the no build zones on Lots #80-81 and review of possible build sites that may or may not involve a variance to these two zones. He had requested this review in 08/23 and felt he had had no response. Gary Mohr volunteered to meet with him and check this area with him in July in person. (After the fact it was discovered that Gary had responded in early September of '23 asking permission to walk the area himself to further clarify the issue. He did not receive a response from the Gauldings and no further action was taken.)

6. Adjournment

The meeting was adjourned at 7:41 PM. Afterwards a brief executive session was held.

