**Beckwith Mountain Ranch POA**

**Board of Directors Meeting Minutes**

**October 23, 2024 @ 7:00pm MT**

**Gary& Chris Mohr’s Home - 283 Corral North**

Meeting was called to order at 7:02pm MT by President Gary Mohr. BOD members present in addition to Gary were Theresa Majka, Secretary and Jim Bauer, Grazing Lease Chairperson. Mike DiLisa, CC&R Enforcement, was on the call. Kerry Manneck was unable to attend or call in. Property owners Sally Harvey, Mark Brady, Clayton Cox, Judy Langel, Teri Munson, Jon Gaulding, Dan Ernat, Jane Stanley, Karen Rulo, Jim McIrvin, David Rowley & 4 unknown numbers were on call.

Motion was made to approve minutes from last BOD meeting, held on May 23, 2024. Motion was seconded & minutes were approved.

Gary feels things are going very will in BMR, says we have a great team. People are working hard to protect property values and to keep everybody safe.

Gary reminds owners to be aware of their water use. States there are developments in the area that have water restrictions.

Residential vs Agriculture – Gary states that BMR is zoned residential, but we do get an agriculture tax credit if we leave our land open for grazing since we allow a rancher to bring cattle onto BMR. Sally Harvey & Jane Stanley ask for clarification of residential vs agriculture since we do have cattle grazing on BMR. Karen Rulo correctly points out that Gary is talking about zoning rather than tax status. Both Custer County & Fremont County allow a property owner to fence in up to 2 acres and still be eligible for the agricultural tax status. If an owner fences in more than 2 acres the fenced acres will be taxed as residential and unfenced taxed as agriculture. The BOD suggests an owner contact the tax assessor in your County to find out how a fence may affect your taxes.

Treasurer Report – Kerry Manneck, Treasure is unable to attend so Mary Bauer reported: Checking - $40,377.52 Savings - $22,622.69 CD $8,097.17 There were 2 checks written over $200 since Annual POA Meeting: Annual Meeting Expenses - $1024.54 Legal Fees - $869.00 Dave Valentine asked why we keep much of our money in checking rather than savings. After some discussion it was decided that with interest rates on savings account being so low that it’s not worth the time to move money back & forth between savings & checking accounts.

Committee Reports – Theresa reports properties sold since July, 2024: Lot #’s 3, 53, 73, 99 & 100. There are currently two properties with homes on for sale and 4 vacant lots for sale.

CC&R – Mike DiLisa reports no CC&R violations were reported. Jane Stanley asks about Lot #15 which has had an RV on the lot all summer & into fall. Gary says he’ll look into this.

Roads – Gary says the BOD is looking for a volunteer to take over roads. He has contacted Russ about a suggestion that BMR put up new markers at culverts that are more visible.

Gates – Dave Valentine says he’s been doing regular maintenance monthly to keep gates running smoothly. Fall semi-annually maintenance has been done on all gates. Have had 3 instances of damage at the gates this year – both HitchingPost/Reed & HitchingPost/CopperGulch keypad posts were damaged. On Monday Oct 21 someone tried to push through the gate at HitchingPost/Reed Rd and broke control arm off. The damage has been welded, painted & is back in working condition. One time gate codes for gatherings has been used twice & is working well. The form to request a one time code is on our website.

Grazing Lease – Jim Bauer reports there are currently 92 head of cattle on BMR and that the rancher will be moving all cattle off for the winter within the next 2-3 weeks. A property owner asked how much money BMR gets from rancher for grazing lease. Mary Bauer reported that last year we received just under $5000. Since Montana Canterbury has been the rancher we’ve received quite a bit more than our minimum of $2000 per season

Unfinished business – Gary reports that himself, Theresa & Mike met with our Lawyer last week about having to re-do the ballot to change Sections 6.4 & 6.8 of the CC&R’s. The ballots that were sent out did not meet the requirements for a vote taken without a meeting. Also, there were some things that were not disallowed that the BOD felt should be disallowed in order to protect property values. Karen Rulo asked what business could be allowed that we don’t want allowed. Gary mentioned a junk yard.

New Business – Search & Rescue – Gary reported that he received a suggestion to contact Search & Rescue about using BMR if they needed to in case of a fire or other disaster. Gary spoke with Fremont County Search & Rescue & was told they will look into this. He hasn’t spoken with Custer County yet. He mentioned an instance where SAR want to land a helicopter on BMR & Gary wants to make sure they know they are welcome to do so.

Respect for Neighbors & their property – Theresa reported that the BOD has heard from 2 owners who have found items on their property that someone has tossed or thrown there. One owner picked up what was there and a couple weeks later found more on their property inside the fence. The BOD is just asking owners to be respectful of both property owners & their property’s. Jane Stanley asked what was thrown onto the property – golf balls.

Construction/Contractor Signs

CC&R’s limit a property owner to one sign designating ownership of property. One For Sale sign is also allowed when a property is For Sale. There have been contractor signs on properties having work done and left there long after work is completed. If an owner has a contractor who puts up a sign, please ask them to remove the sign when the job is completed. An owner asks Gary if it’s ok for a contractor to put a sign up along the road – Gary says it’s probably a CC&R violation but this BOD won’t object as long as the sign is removed when the work is done.

Jon Gaulding talked some about the current internet provider, Aristata Communications. He said that he has been trying to get in touch with them for 6 or 7 months without success. Aristata is not responding to him. Jon feels they are not maintaining equipment on Democratic Mountain as well as they should be. He states he doesn’t anticipate a disruption in service, but wants owners to understand that if Aristata doesn’t respond, they will be asked to pack up and get out. Jon suggests owners have a backup plan so they are not left without internet service.

Gary reports that USPS does not allow signs on the mailboxes (lost dog, kittens for sale etc). Seems others outside of BMR have been taping signs to our mailboxes. The BOD will remove any signs they see taped to mailboxes.

Next BOD meeting is tentatively set for Jan 22, 2025 @ 7pm MT @ Gary & Chris Mohr’s house.

Jane Stanley moves to adjourn, motion seconded. Meeting adjourned at 7:58pm MT

Theresa Majka Secretary BMR BOD