Board of Directors Meeting Minutes

05-30-2019

Present: Matt Kretchmer, Jim Gilbert, Larry Gilbert, Kathy Woeppel, Heather Bacci

Summary:

1. Update on Court Filing

-No objections so far – June 1 is the final day

2. Transfer of Funds to our D.A. Davidson Accounts

- $250,000 partial disbursement in our account on 5/29

-Heather has signed and is returning signature documents so checks can be sent to her

-The rest is “working through the DAD system”

3. Larry made a motion to extend time to send out notice to the beneficiaries regarding the election until June 15th, 2019. Jim seconded the motion.

Vote of board: Yay Nay

Heather

Kathy

Larry

Jim

Matt

4. Review Medical Grant Applications

-Motion from Kathy to honor medical grants from John, Patty and Randy Gilbert. Kathy read the detailed motion which she had previously sent to all trustees via e-mail. Motion seconded by Larry.

Vote of board: Yay Nay

Kathy Matt

Larry Heather

Jim

Motion did not pass. Kathy advised that she will look into it with a lawyer. Jim advised her that it would need to me at her own expense, not the expense of the trust.

5. Status of:

-Bonding – Duchscher & Kapperud Bond Applications

\*Each trustee is to return application to D & K

\*Pricing is based on risk…dependent on credit report, judgements, lawsuits, etc.

\*Trust will pay for cost of bonding

-Transfers to Trust

1. Insurance

\*Matt will handle transfer to Shaeffer Insurance in Havre. Jim will provide Matt with information on current policy, which is in effect until the end of June.

2. Lawn & Landscape

\*Frontier did lawn at Elsie’s place on 5/29. DAD was to notify them of change to billing at Heather’s address.

3. Water, Sewer, Trash

\*Kathy will check on water hookup. Kathy will notify city of billing change to Heather’s address.

4. Electricity & Natural gas

\*No indication that the electricity is on. Kathy will check with NW regarding hook up and to be sure all is ok. Jim provided Kathy with trust Tax ID #83-6728005 to provide to NW.

5. Real estate appraisals – Matt & Kathy

\*Kathy met with appraiser. Inspections have been completed on both the duplex and the rental .She is waiting for reports on both.

6. Plumbing – Kathy

\*Patrick Plumbing completed inspection. They charged $175 for initial inspection. Leaves are blocking the line. Sewer needs to be dug up to alley, broken cast iron lid and cracks in line need to be repaired. Bid from Patrick Plumbing should be complete in one week

6. Sale of properties

-Lengthy discussion regarding “as-is” sale of property and implications of any issues which may arise after the sale.

-Heather presented Motion that we put the sale of the houses into the hands of a Havre realtor so the realtor can handle all contracts relating to the “as-is” sale of the properties. Family will still have first opportunity to purchase by bid. We will see if the realtor will take ½ fees if the family brings the buyer. Larry seconded the Motion. Vote of board: Yay Nay

Heather

Kathy

Larry

Jim

Matt

-Matt and Kathy will discuss who to use as a realtor and will provide a recommendation.

-Tom Bacci, Heather’s husband, who is a commercial real estate broker, will then contact that realtor to discuss specifics and fees.

7. Website

Motion presented by Heather to allow for website for beneficiaries to access information relating to the trust. Trust will pay for the cost of the website. Motion seconded by Matt.

\*Heather provided explanation of how the website would work. It will be password protected so it cannot be altered by anyone other than the holders of the password. Tanner Bacci is putting the website together free of cost. The only expense will be to buy the domain name and the monthly cost GoDaddy charges for maintaining the website

\*Jim proposed that we have a link from the site to the DAD accounting so all beneficiaries will have transparency as to the account activity. Kathy suggested we seek legal advice on what information is appropriate to be shared through the website to be sure it is legally compliant.

\*Kathy will provide Heather with documentation relating to Aunt Elsie’s history so that it can be incorporated into the website.

Vote of board: Yay Nay

Heather

Kathy

Larry

Jim

Matt

8. Anything else we want to talk about:

-Legal & Accounting help

1. Legal – advice on Trust issues and changes in laws

2. Accounting – include audit of DAD Trust transfers & if we are compliant on tax status

\*Jim suggested Karen Reiff, Esq. from Great Falls. His sister Karen has used her in the past.

\*Larry suggested Joshua Campbell, Esq. from Great Falls. Mr. Campbell was previously involved in making amendments to Aunt Elsie’s original trust.

\*Jim will handle looking into each of the proposed attorneys and will see if they or Jacob Lorang can suggest someone to use for the accounting.

-DAD

1. Investment Policy – formal agreement on who does what and where the boundaries are

2. Strategy

•Risk tolerance

•Growth vs. protection

•Spend only income vs. principal

\*Jim suggested that we may want to have a meeting with Jacob Lorang to discuss investment strategies.

3. Monthly Reporting availability

-Link available for Income Beneficiaries to see balances & changes

\*Jim will find out what type of limited reporting they have that we could link to the website without jeopardizing any security to the accounts.

9. Election of permanent Board

-Motion from Kathy proposing paper ballots by US Mail only, with no electronic voting. Kathy read the detailed motion which she had previously sent to all trustees via e-mail. Motion seconded by Larry. (Kathy disconnected from conversation prior to voting)

Vote of board: Yay Nay Larry Heather

Matt Jim

Due to split voting, Motion is tabled until our next meeting on June 6, 2019, 7:00pm Montana time.