Chief Cliff Annual Homeowner Association Meeting – September 20, 2026

3:06 pm – Joe McMahon called the meeting to order. The meeting was held at Shane Quick's property, Lot 102.

ATTENDANCE: Attendance was taken, with lot owners or proxies from 21 lots in attendance.

AGENDA ITEMS:

I. **Approval of Minutes**: The 2025 HOA annual meeting minutes were read by Jenny Waltman. Joe McMahon requested motion to accept. Motion was made and seconded. Motion to accept minutes was unanimously approved.

II. **Treasurer's Report:** Jenny Waltman read the 2025-2026 term treasurer's report. Joe McMahon requested motion to accept. Motion to accept treasurer's report was made and seconded. Motion to accept treasurer's report was approved.

III. **Director's Report**: Jenny Waltman read the 2025-2026 Board of Directors report summarizing steps taken this term by the Board. Joe McMahon requested motion to accept. Motion was made and seconded. Motion was unanimously carried.

IV. **Old Business:**

- Gage Accounting was notified to submit the annual dues invoices to lot owners in November to allow additional time for payments to be submitted.
- Community services (weed spraying, mowing, etc.) is included under "Local Advertising" tab on the HOA website.
- Adams Landscaping continues to provide snowplow services for Chief Cliff Estates. Lot owners wishing to have their driveway plowed can contact them to discuss costs and scheduling.
- It was reiterated that the covenant amendment ballot was voted on in 2025 and the proposed amendments did not pass. The original covenants therefore remain in effect. The current Term of Declaration expires August 24, 2027, after which the Declaration will automatically extend for a 10-year period unless a recorded instrument is signed by owners of at least 76% of the lots.

V. **New Business:**

- Roads: The Board of Directors has researched options and obtained bids for road improvements and plans to move forward with paving the entryways at all three entrances to Chief Cliff Estates in the spring. Marvin and Sue Hess plan to relocate the Lefthand Drive entrance so that it no longer crosses their property. The Board has approved the relocation, with the cost to be paid by Marvin and Sue Hess. A culvert has been obtained and is being stored on Shane Quick's property until the relocation can be completed. Marvin and Sue requested a letter from the HOA confirming the Board's approval of the roadway change for submission to the Montana Department of Transportation. The HOA Secretary will prepare the letter. An inquiry was also made regarding a previously discussed State of Montana grant that could potentially assist with road paving costs. The Board will investigate eligibility before moving forward with the entryway paving project.
- Bus Stop: An inquiry was made regarding the possibility of establishing one or more school bus stops within Chief Cliff Estates. Parents of children riding the bus were encouraged to contact the Lake County Superintendent of Schools regarding available options.

VI. Vacant Positions to fill:

- Director – Three-Year Term: Pete Moller stepped down from the Board and was unable to serve another term. Conrad Jobst volunteered to serve. Conrad was unanimously elected to a three-year term expiring in September 2029.
- Director – Unexpired Term: Alice Konopacki was unable to continue serving as Director. Spencer Blair volunteered to serve the remainder of her term, which expires in September 2028. Spencer was unanimously elected to fill the position.
- All one-year officer positions will continue to be held by the current volunteers. No other members expressed an interest in serving in these positions. Officers are: President, Joe McMahon; Vice President, Shane Quick; Secretary, Jenny Waltman; and Treasurer, Missy Marino.
- Current Architectural Control Committee members are Dean Christopoulos and Nola McMahon. The Board of Directors will meet regarding filling the vacant position on the Architectural Control Committee.

VII. Setting of next year's meeting:

The 2027 annual HOA meeting date was set for September 19, 2027 at 3:00 p.m. to be held at Shane Quick's property.

VIII. Adjournment:

Joe McMahon requested a motion to adjourn. A motion was made and seconded. The meeting adjourned at 3:47 p.m.

Minutes prepared and submitted by HOA secretary, Jenny Waltman.