

Chief Cliff Annual Homeowner Association Meeting – September 21, 2025

3:03 pm – Joe McMahon opened meeting. Meeting was held at Shane Quick’s lot, Lot 102.

ATTENDANCE: Attendance was taken, with lot owners or proxies from 16 lots in attendance.

AGENDA ITEMS:

- I. Approval of Minutes:** The 2024 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:** Missy Marino read the 2024-2025 term treasurer's report. Joe McMahon requested motion to accept. Motion to accept treasurer’s report was made, seconded, and approved.
- III. Director’s Report:** Mitchell Heidegger read the 2024-2025 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:**
 - **Covenants:** Discussion was held over the previous request to update/change verbiage regarding covenants with letter sent about amending covenants. This is currently in motion with letters and ballots sent in August with vote counting on 11/01/25.
 - **Roadway:** The owners of lot 416 have received approval from the MDOT and the State to move the entrance of Lefthand Drive to no longer encroach upon their lot. The costs will be covered by the owners of lot 416.
 - **Weeds:** The HOA encourages lot owners to maintain the weeds on their lot per covenants.
- V. New Business:**
 - Missy Marino will request Gage Accounting to submit the annual dues invoices to lot owners in November to allow additional time for payments to be submitted. Gage Accounting does not have online payment options available; Bill Pay type services may be available at your bank as an alternative way to pay your dues.
 - **Community services** (weed spraying, mowing, etc.) email/text requested to be done again, as this service has dropped off. Reference made to “Local Advertising” tab on the HOA website. Lot owners may contact any provider to schedule services and can contact Jenny (chiefcliffstates.secretary@gmail.com) with info and she will email a notice out to lot owners to join the schedule. The Ag Department in Ronan providing information was noted.
 - **Rattlesnake presence** was discussed. Some lot owners have noticed a decline this year.
 - **Fire suppression** discussion was held with ways to keep lots protected. One lot owner installed an above-ground pool and accessories to use the water in the pool against fires if needed. Mowing lots will also help keep fires suppressed with the continual threat of grass fires in our community. Chief Cliff Volunteer Fire Department continues to provide services in Elmo.
 - **Road erosion prevention** was discussed with the suggestion for each lot owner to install a 4” to 6” culvert at the entrance to their driveway to help keep our roads in better condition.
 - **Snowplow service** discussion: 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.

- Reminder of Q&A discussion regarding the proposed covenant amendments immediately following the annual meeting for any members wishing to attend.

VI. Vacant Positions to fill:

- Director: One vacancy for 3-year term for exiting member Mitchell Heidegger. Mitchell volunteered to serve again. No other member present wished to run for that position. Mitchell was unanimously voted to serve another 3-year term.
- All 1-year term positions were continued by the current volunteer. No other members wished to serve in those capacities. Members serving 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, with Pete Moller discontinuing his position. The Board of Directors will meet regarding filling the vacant position on the Architectural Control Committee.

VII. Setting of next year's meeting:

The 2026 annual HOA meeting date was set for September 20, 2026 at 3:00 p.m. to be held at Shane Quick's property.

VIII. Adjournment:

Joe McMahon requested motion to be made to adjourn. Motion was made and seconded. Meeting closed at 3:45 pm.

Minutes prepared and submitted by HOA secretary, Jenny Waltman.