LION MOUNTAIN HOMEOWNERS ASSOCIATION

ANNUAL MEETING

July 11, 1990

The annual meeting of Lion Mountain Homeowners Association met at Grouse Mountain Lodge.

The board members were introduced by the President, Don Nelson. Each homeowner introduced themselves. The meeting was called to order by the president.

The secretaries report of the last meeting was read by Avela McKee. No discussion of the report. Jim Laidlaw made a motion to approve the report, and it was seconded by Don Fifer.

The Treasurers report was made by Art Peterson. His report was for the fiscal year ending, June 30, 1990. In the First National Bank we have a checking account of $2,732.07, and in the Mountain Bank, a money Market account of $27,679.74. Making a total of $30,411.81 on hand.

Don Nelson read the Water Department report, written by Tom Laird. We have cash on hand, in the amount of $3,177.00, as of June 30, 1990.

Questions on the above reports were:
Do owners of vacant lots pay a water fee?
Answer - No.
How do we collect back dues?
Answer - A lien is placed on the property and collected when the property is sold.
Why were the dues increased?
Answer - We know we are faced with the expense of liability insurance on the green areas, beach area and roadway. We do not as yet have a cost of this expense.

Ed Krona made a motion to accept the treasures report, and was seconded by Don Lynch.

Don Nelson stated he had copies of Covenants, Bylaws and the Treasurers report, for anyone to take, after the meeting.

COMMITTEE REPORTS

BOARD OF DIRECTORS: Don Nelson he appreciated all the help and backing of the homeowners.

The question has been asked of him - What does the board do? They had nine meetings last year, to discuss the business of keeping Lion Mountain Association going. Don read Article V11 from the Lion Mountain By-Laws, tilted - POWERS AND DUTIES OF THE BOARD OF DIRECTORS. This is their guide.

Don reminded all that there are some things that the board does not have any jurisdiction over, such as - dogs at large, speeding, etc.

ARCHITECTURAL COMMITTEE:
Art Peterson reported - they had approved two new homes, a carport, decks and helped in relocating drain fields. They have one house approval yet to do and an addition to a house.

MAINTENANCE COMMITTEE:
Ken Kastelein reported the snow plowing is their biggest concern. It went smoothly, except for the breakdowns. The spring clean-up started with the removal of gravel along the roads. Again breakdown of equipment caused a delay. A group of men were hired through the Flathead Valley Contractors, to clear the roadway of brush or trees to have our 30' clearance. In hiring a crew through Flathead Valley, we did not have to worry about workmen compensation or insurance for them. It cost more than expected $7,500.00, but hopefully so much work won't be needed for a few years. He is now hiring a couple of fellows to cut the grass back along the roads.

The entrance to the beach is to have a new gate, soon. The problem now is with the lock provided by Burlington Northern. The board has had 30 keys made. Anyone wanting one just needs to sign a log book. Members are asked to go through the gate and lock it behind them. Again the question of who are the others using the road and why? This was discussed, at great length. Tim Grattan suggested we look into buying the lots left, as one has the right to use the road. The board will look into it.

NOMINATING COMMITTEE:
Ray Sanford was ill, so Don Nelson made his report. Three board members seats are open - Tom Laird, Carole Erickson, and Don Nelson. All board members will be elected for a four year term.

The nominees are, Barbara Foster, Don Fifer, and Jane VanderVort.

No others candidates names were given from the floor. Jim Laidlaw moved we accept the ballot, seconded by Kas Katelen.

WATER COMMITTEE:
Paul Wells said the income and expenses were reported, earlier by Art Peterson. He feels we need more cash in reserve to cover the cost of a new pump - in case one is needed. It is costing $900.00 a year right now. This mainly goes for the water testing, and minor repairs. The testing has to be done once a month now. If there is a problem with a test it means going back again for more samples.

Questions were asked:
In case of fire, is all the area covered adequately?
Answer - No, two areas do not have good pressure in case of a fire. We need more water source.

How many sources of water should we have?
Answer - two.

Don Nelson reported we could have another water source in two ways - by purchasing water from Whitefish or drill a new well. Discussion followed and President Don Nelson asked the members - What is your desire? A motion was made by Don Wells that we set up a committee to study this, seconded by Tom Laird.

Those offering to be on the committee are: Paul Wells, Tom Laird, Marv Holwick, Gene Post, Don Nelson, Kas Kastelen, Denny Foster, and Tim Grattan. They will do all they can to find out factual information and bring back to the members.

OLD BUSINESS:
Mrs. Fleming's question of last year, about the county road going by her house. Is it going to be stopped? Why are we letting this road go in? Answer - An agreement was made, when the area was being developed, that they could use our entrance into Lion Mountain, as an access to their road. But we would not maintain that road as it is a county road. Also, to do this, they would have to conform to our covenants and pay our annual fees. So far none of this has been done.

There are five sets of covenants for Lion Mountain Association, made as each of the five developments were started. To alter and bring these covenants together is almost impossible. It takes 90% in attendance of each sub-division, to approve changes in the covenants. It was decided to let this ride for now.

NEW BUSINESS:
By-Law change - Tom Laird made a motion that we should pay the treasurer for doing his work. Seconded by Gene Post.

Right of Way at the "Y" - A Discussion of what to do about this dangerous corner to prevent and accident was held. After much deliberation it was recommended to the board to put a STOP sign up at the corner.

Tom Laird made a motion we adjourn the meeting. Seconded by Judy Baines.

(signed by Avela McKee)
Avela McKee, acting Secretary