



LION MOUNTAIN OWNERS ASSOCIATION

P.O. Box 734, Whitefish, MT 59937

Board Members/ Present- Don Feldman, Mark Svennungsen, Pete Stanley, Luther Campbell, Ed Lieser. **/Absent-** Gina Burns, Ben Lombardi

The 2009 Annual Meeting was held on 01 August 2009 at the Rocky Mountain Lodge, Whitefish, MT. The first order of business was to accept Michael Jaffee's completion of his 4 years on the Board and offer our thanks for his efforts and resources to create the on-line file system. Ed Lieser was nominated and unanimously elected to a four year Board term in Michael's position. Ed has recently retired from the Forest Service and will serve as the Board Member for Wild Fire Issues and Plans.

Mark Svennungsen gave the treasurer's report, concluding with a positive net cash flow for the year of \$4,355. This was due to an actual expense of \$32,200 for winter road services against a budgeted of \$40,000. The difference was apparently the nature of the snow falls, a few large events rather than numerous small storms. Mark recommended that we adopt a budget for 2009-2010 allocating 5% additional to the major categories so we aim for a target of \$0 net actual. We moved our cash account to the Whitefish Credit Union for a better return next year. Mark reported that LMOA acts promptly on delinquent accounts and has only a few late payments currently outstanding.

Mike Koopal could not make his usual meeting visit, but asked that his invitation for an evening lake cruise to better understand the Institute's activities be extended to LMOA members. Email Mark Svennungsen if interested.

Ed updated the Whitefish Area FireSafe Council Community Wildfire Protection Plan(CWPP) and reported he expects the Federal stimulus money to arrive this month. The Lion Mountain FireWise Committee (Ed Lieser- Chair; Pete Stanley and Jonathan & Nancy Lippincott) has been informed financial incentives will become available to individual landowners that apply to Northwest Regional Resource Conservation and Development (RC&D). Lion Mountain Homeowners has employed Exchange Services to assist with the application process. Contact Puck Witmer or Yolanda Jacobson at Exchange Services, 862-6995 if you need assistance completing the application. Upon submitting the application, a Forester from RC&D will visit your property and perform the evaluation and answer all your questions regarding fuel reduction, contracting, and the financial incentives. Feel free to contact Ed Lieser at 862-7295 with questions regarding the program.

Experienced contractors are:

Jamie Moore (406) 261-2042
Ted Steiner email tedshred@centurytel.net
Jim Carr (406) 253-7183

The LM FireWise Committee recommends we assemble enough common-LMOA property to provide a safety-retreat area for fire fighters defending LMOA property. The Whitefish Fire Department tested two (2) of our fire hydrants in the proposed safety zone area and the flow/pressure is adequate. They also agreed the proposed 'green area' at the upper junction of LMD and 4WD would be the best choice of Association property for a recommended safety zone. The Committee will move forward in this direction. The estimate cost to acquire small easements and prepare the area is \$5000 provided matching grant funds Ed is applying for are received from the DNRC (not the same as RC&D grant). The committee is reviewing several possible options and the Board will present these to the Owners before making a final decision. Certainly the cost-benefit of such a safety zone, assembled from common property, is very attractive as we live in the wild lands interface. Don can recall 3 bad

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fire seasons in the last 11, and they were all before the bark beetles arrived. A major wildfire on Lion Mountain would devalue the assets of the entire community, even those properties that would survive. This is key to a stewardship of each Owner to responding for the good of all... We also understand the property insurance industry is seriously looking at premium adjustments for FireWise communities.

The mention of the nearly silenced train whistle brought a cheer from the meeting; special thanks to Joy Kastelein and Dan Magers who collected all the initial data and cracked the railroad's bureaucratic defense.

Pete Stanley's road report was primarily positive, not only saving budgeted funds but seeing few new maintenance problems. Attendees unanimously complimented Jim Carr's snow removal this past winter --he now determines when plowing is needed. The chip seal has worn well, the only real maintenance problem was to deflect and disperse runoff water during the heavy storms. Experiments to reduce this problem with straw dams will be tried next winter. Anticipating the new WFFD & EMT services recommendations, we need to standardize and make clearly visible each house number for folks who want to be found in the dark by emergency services. A sample of a 911 commercially

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Luther Campbell's beach report dealt with minor issues, by and large the beach is running smoothly and first year teething problems are solved. Yolanda did all the contracting very smoothly, thanks Yolanda. Further work is needed to improve the facilities for storing kayaks. It would be nice to find a way to carve out more closet space.

The water report contained only the pump #1 replacement that consumed most of last year's resources; luckily there was not much maintenance activity although another recent pump failure (well #2) will consume most of FY10 resources. Subsequent to the meeting, on Monday August 10, the submerged pump/motor assembly was successfully replaced in well #2 and test confirmed nameplate rating at +/- 40 gpm unrestricted flow.

A discussion sought a judgment on who was responsible for failure in the curb stop (shut off valve for water service at the curb) and could not be reached. There are two issues; liability for a failed valve, and benefit to periodic testing to prevent mechanical freeze ups which seem to average 1/year. The Board will consider further, along with accurate painting of each valve location on the street and master as-built drawings. Mark Munsinger's recommendation to annually clean and activate each of the three pressure regulators was endorsed.

Weed spraying and notification questions were asked. The Association will spray at least annually its ownership easement -- the paved road from centerline to 1/2 width of the shoulder, roughly the area the association also trims for botanical growth of any form and sweeps for gravel pickup. This will happen when the contractor can give us the best price, owners will not be notified in advance. Owners are responsible for holding down noxious weeds outside this area and are encouraged to contract for appropriate spraying or mechanical controls. Absent such a contract, contractors should not be spraying beyond the usual boundary. The County holds enforcement responsibility in these latter areas.

The next Board meeting is scheduled at the end of September. If there are any issues or constituent needs, please submit in writing to any Board member via Exchange Services or direct email as published in the LMOA Directory.

Submitted by Don Feldman-LMOA President and edited by Pete Stanley, Mark Svennungsen and Ed Lieser. August 11, 2009