

HOA Meeting Minutes March 19, 2024 - Meeting Held Through Email

Hello-

I have not received any requests for items to place on the agenda for an HOA meeting. I think we can take care of business via email unless someone would like to get together, then we can certainly make that happen. Just let me know. In the meantime, I have the following to report.

- As of April 1, 2023 to current, we have spent \$7757.35 to River Ridge in snow removal, fencing and landscaping
- As of April 1, 2023 to current, we have spent \$276.50 to Yellowstone Valley Electric to keep the meter running on the landscaping well.
- We have \$176.48 in our HOA checking account as of March 18, 2024.

The following are things that will require HOA funds:

- Snow removal, fencing (take down)
- Spring clean up at the entrance. This year, we will need to have the dead pine removed as well as an invasive shrub that keeps popping up. The tree will need to be replaced and possibly some sprucing up at the entrance with landscaping. We have irrigation there which our landscaping well is attached to.

Our checking account is in need of some funds. I would propose that we need an HOA assessment of \$550.00 per lot. We have gotten by with smaller fees the last few years and it has caught up to us now.

I would need a motion and a second to get this moving if we are all in agreement that this email thread can serve as a HOA meeting. Otherwise, please reach out with any questions, concerns or if you would prefer to have this meeting in person. I can also add any additional items to the agenda.

I look forward to hearing from you.

Amy Godwin
Vice President and First Lady
[510 Moore Ln Billings, MT 59101](mailto:510%20Moore%20Ln%20Billings%20MT%2059101)
<https://www.lynnrich.com/> 406.252.2020

Assuming this email thread serves as an HOA meeting, I make a motion that the 2024 HOA Assessment be \$550.00 per lot.

Jason Wright
2620 Clarks Fork Dr
620-755-4947

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Amy, what is the criteria for River Ridge to run their snow plow?

Garth

The criteria for snow removal is 2" or more on the road.

I second the motion for the 2024 HOA assessment of 550.00

Joey Godwin

510 Moore Ln

Billings, MT 59101

<https://www.lynnrich.com/> | 406.252.2020

Thanks Amy, for the clarification! Cynthia

AGENDA:

Wednesday, March 15, 2023

Clark's Fork River Ranch HOA

A reminder on voting protocol- There must be a motion and a second motion to proceed to vote. There must be a preponderance of HOA owners voting Yay or Nay for any motion to be passed or dismissed. This vote can be done by a show of hands and/or anonymous ballot. There is only 1 vote per lot permitted.

Items to be discussed/voted on:

1. **Dwight & Donna Fischer- 2023 Clark's Point Drive Lots Consolidation.** The Fischer's will be present to discuss this. Montana Department of Revenue documentation for review.
 - *This will require a majority vote.*

2. **Motorhomes/travel trailers/recreational vehicles.** This item has been requested for discussion to amend the covenants to allow them to be stored on the property in plain sight. The covenants state on Page 4 of 10 section Q:

(q) Any mobile home, motor home, trailer, recreational vehicle of any type, and boats shall be parked in enclosed garages only and shall not be placed on any parcel for residential purposes or use. Except for construction, emergency, and vehicles making a delivery, no vehicle exceeding 8000 GVW will be allowed to be parked on any street or Ranch Parcel unless it is in an enclosed garage.

 - *Amending these covenants would require a majority vote.*

3. **Hens/Chickens.** This item has been requested for discussion to amend the covenants to allow hens, chickens, etc. to be kept/raised. The covenants state on Page 2 of 5 Section 12:

12. No swine, goats, sheep, cows, livestock and/or poultry of any nature shall be kept or permitted on any of said premises pets shall be kept on the lot owned or leased by the occupant unless under the control of the occupant outside the said premises. No resident shall keep a pet which is a nuisance to other residents.

 - *Amending this covenant would require a majority vote.*

4. **Landscaping requirements.** This item has been requested to be presented for reminder of the covenants and architectural committee requirements set forth for all of the subdivision. Page 2 of Addendum A titled LANDSCAPING states:

Landscaping
Each lot shall be landscaped with grass, plants and trees within the first growing season after the completion of the residence. At least five (5) trees shall be planted and maintained per lot, with

Montana Department of Revenue
Billings Field Office
175 North 27th Street, Suite 1400
Billings, MT 59101-2089
(406) 896-4000



ADDRESS SERVICE REQUESTED

FISCHER, DWIGHT & DONNA
2601 CLARKS POINT DR
LAUREL MT 59044-8510

January 24, 2023

RE: Form AB-26 Determination Letter
Geocode - 03-0821-26-1-12-13-0000
Case Number - 136810

As a result of the department's informal classification and appraisal review, an adjustment

was was not made for the following reasons:

- Change to property information Applicable fee appraisal Changes to property type
 Sales of comparable property Changed valuation method Changed classification of land
 Other

If a field inspection was not completed, reason why:

Additional Notes:

Per taxpayer's request, their two lots were combined for 2023 causing only one tax assessment for property. AB26 closed.

If you have any questions, please contact our office at (406) 896-4000.

Reviewed by: Mary Lou McConnell

Title: Residential/Agriculture Appraiser

Clarks Fork River Ranch HOA

April 13, 2021

Those in attendance:

John & Teresa Delvo, Dwight Fischer, Derek Muniez, Robert Salade, Ron & Nadine Steel, Trent Furhman, Tim & Cynthia Hert, Bryan & Lana Peterson, Lynette Scott, Renee & Paul Parra, Tyler & Jessica Harrington, Joey & Amy Godwin

The meeting was called to order at 7:15pm by Joey Godwin, President. Amy Godwin, Secretary/Treasurer went over details of this past winters snow removal/snow fence install & removal costs, mailbox costs, etc. Mailboxes are to be installed as soon as concrete can be poured. Joey Godwin & Tim Hert will work together that get the concrete installed.

The main purpose of the meeting was to bring everyone up to speed on legal matters that have developed regarding our well easements and the Renner's down below. The Godwin's and the Harrington's have retained an attorney to file a complaint against the Renner's for blocking access of legal easements to access wells and the installation of well pumps. There has been well vandalism as well. A judge granted Godwin's & Harrington's a TRO (Temporary Restraining Order) against the Renner's. This means that IF access is denied for any reason and law enforcement needs to be called, legal documentation is there to guarantee access. In the past, law enforcement has seen easements as a civil matter and our unable to assist unless a TRO is in place. Also, within this complaint, the Renner's via their attorney have requested to settle this complaint with Harrington's & Godwin's. At this point in the process, Godwin & Harrington's attorney, Adrienne Miller, suggested that the HOA as a whole or individual property owners could join the complaint and have a TRO as well otherwise the only lot owners that have a legal TRO is Harrington & Godwin. Teresa Delvo made a motion for the HOA to join the complaint as it stands currently. That motion was seconded by Ron Steel. The motion was approved unanimously. As the motion stands at this point, we will negotiate with the Renner's for a settlement that includes unobstructed access, possible annual dues for road maintenance. It will also be factored in that our HOA pays for snow removal that benefits the Renner's, that the road maintenance fee will also consider the heavy equipment, farm animals, etc. that the Renner's use on the access road to the wells. To date, the Godwin's have funded the attorney and associated fees. Moving forward, the HOA will incur the expenses. Updates on this situation will be provided via email. It is also strongly encouraged that all communication with the Renner's about this issue be handled through both parties' attorneys only.

The meeting was adjourned at 9:00pm.

Respectfully Submitted,
Amy Godwin
Secretary/Treasurer
Clarks Fork River Ranch HOA



shall be permitted on any lot until such time as the actual construction of the house is to begin, except that the owners may test the supply of water under said lands and may drill and excavate for that purpose, as well as to test for subsoil conditions, provided that such test sites are replaced to their original condition.

5. Back and side fences shall not exceed 6 feet in height. Fences adjacent to road shall not exceed 4 feet in height. All fences must be constructed of materials that do not interfere with sight lines (chain link pvc, barbed wire and split rail are acceptable). Fences shall be maintained by their owner so that they are not unsightly in their appearance.

6. All outbuildings or structures, including garages and storage sheds must be constructed to be in harmony with other improvements located on said premises, with the same type and color of siding and roof as used on the main residential structure; all outbuildings shall be kept in a good state of repair and shall not be allowed to become rundown or an eyesore to the neighbors. Partially enclosed carports shall not be permitted.

7. All utility lines and pipes shall be placed underground; no overhead lines shall be permitted.

8. None of the properties subject to these restrictions, nor any building or improvement erected thereon shall at any time be used for the purpose of any trade, profession, manufacturing, or business of any description. Provided, however, that the Slaters may continue to use the retained property for existing grazing and agricultural purposes. Owners of subdivided lots may keep domestic pets not kept for commercial purposes including, but not limited to, for breeding or boarding; no more than two horses may be kept on any subdivided lot.

9. No noxious or offensive activity shall be carried on, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

10. No trailer, tent, garage, or outbuilding shall at any time be used as a residence, temporarily or permanently, nor shall any structure, of whatsoever nature, of a temporary character, be used as a residence.

11. Vacation-type trailers and boats may be parked only in enclosed garages or on paved pads to the rear or side of the lots. No motor homes shall be stored on any lot except in enclosed garages. Motor homes may be temporarily parked on streets or driveways, for periods not exceeding 7 consecutive days or 30 total days in any calendar year.

12. No swine, goats, sheep, cows, ~~horses~~ livestock and/or poultry of any nature shall be kept or permitted on any of said premises. *See 12* All pets shall be kept on the lot owned or leased by the occupant unless under the control of the occupant outside the said premises. No resident shall keep a pet which is a nuisance to other residents.

13. No junk, trash, debris, organic or inorganic waste, shall be permitted to accumulate on any lot or in any street; all junk shall be promptly and effectively disposed of, and no lot shall be used as a dumping ground or burial pit. Garbage containers shall be concealed from view by fences, hedges or other means.

14. No inoperable or unlicensed vehicle shall be parked on any lot or on any public street for a period of more than 24 hours unless located inside a closed garage.

15. No signs, billboards, posters, or advertising or political devices of any kind or character shall be erected or displayed upon any of the lots, excepting subdivision promotion signs, signs displayed to identify the occupants of a dwelling, realtors' signs for sale signs, and contractors' construction signs.

** Until such time as the land is subdivided it can be used for grazing.* *See 15* *See 15*



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Page: 4 of 10
10/16/2003 09:57A

(l) All structures constructed or placed on any Ranch Parcel shall be constructed with a substantial quantity of new material; no used structures shall be relocated or placed on any Ranch Parcel.

(m) Signs of customary and reasonable dimension approved in writing by the Committee are permitted to be displayed on any Ranch Parcel advertising the same for sale. Only one "for sale" sign, regardless of occupancy, shall be permitted on any Ranch Parcel. All other signs, billboards, or advertising structures of any kind are prohibited except with the written permission of the Committee.

(n) No trash, ashes, garbage, or other refuse shall be dumped or stored on any Ranch Parcel, street, or other area in the Ranch except in areas specifically designated (if any) on the Plat as a "Dump and County Maintenance Yard".

(o) If any improvement has been partially or wholly destroyed by fire, earthquake, or otherwise, it must be removed or repairs commenced, at the cost of the owner, within six (6) months from the date it was destroyed.

(p) Every Improvement constructed or placed on any Ranch Parcel must be completed within six (6) months after such construction or placement began, including repairs commenced pursuant to Paragraph 5.(o) herein.

(q) Any mobile home, motor home, trailer, recreational vehicle of any type, and boats shall be parked in enclosed garages only and shall not be placed on any parcel for residential purposes or use. Except for construction, emergency, and vehicles making a delivery, no vehicle exceeding 8000 GVW will be allowed to be parked on any street or Ranch Parcel unless it is in an enclosed garage.

(r) A maximum of three accessory buildings are permitted on each Ranch Parcel. Accessory building shall be limited to one detached garage, for not more than four vehicles, two barns, stables or other buildings to house animals, and one storage building. No other types of accessory buildings are permitted. No accessory building shall exceed 2000 sq. ft. of ground floor area. All accessory buildings must be constructed to be in harmony with the other improvements located on the Ranch Parcel, with the same type and color of siding and roof as used on the main residential structure. All accessory buildings shall be kept in a good state of repair and shall not be allowed to become rundown or an eyesore to the neighbors. All accessory buildings shall have 4 walls and a gabled roof. No open sided structures are permitted.

(s) All utility lines and pipes must be placed underground; no overhead lines are permitted. Reasonable care needs to be taken to place all propane service tanks out of view of private roads and residences.

(t) A maximum of two barn-type animals, including but not limited to horses, sheep, and llamas can be kept on Ranch Parcels of 3 acres or larger. Ranch Parcels that are less than three (3) acres may not have barn-type animals. Animals must be kept in a stall type area with a maximum open area of 5000 sq. ft. with an adjoining barn of not less than 600 sq. ft. Open pastures must be allowed to bear vegetation and not be grazed to such an extent as to remove growth of native grasses.

(u) No television or satellite dishes are permitted on any Ranch Parcel unless the dish is no larger than 3 feet in diameter and placed in an inconspicuous location. No antennas or aerials for reception or transmission, except wireless cable for television reception, are permitted on any Ranch Parcel, except indoors.