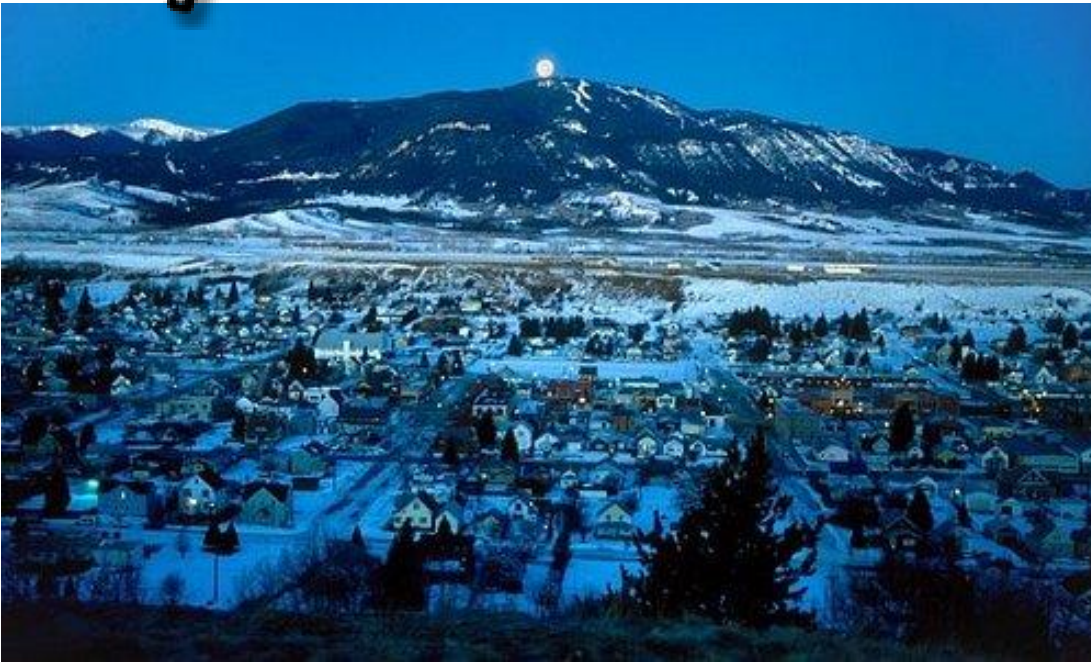


Remington Ranch



Mountain Meadows Property Owners Association Issue #15 January 19, 2023

WEBSITE: remingtonranchmontana.com FACEBOOK: MountainMeadowsPropertyOwnersAssociation

MMPOA Info or questions Email: rranch2016@gmail.com USPO: PO Box 2016, Red Lodge, MT 59068

President's Report

Annual Assessments have been sent. As we discussed at the annual meeting and mentioned in the MMPOA newsletters, operating expenses for MMPOA have increased significantly requiring a new annual assessment rate of \$575.00 per lot. A large portion of this increase is snow plowing. The Treasurer's report and budget will be included with your assessment notice.

We appreciate everyone paying their assessments upon receipt and within 30 days. This is critical to maintain our cash flow as an organization. Per our Bylaws, any assessment not paid 30 days after the due date may bear interest at a rate of 10% per annum.

Board vacancies: It's now time to put our energies toward three upcoming MMPOA Board

vacancies. Tom Polinko and Jon Hullings' terms will expire at the end of March, however, Tom Polinko is considering running for another term. After three years of volunteering for Remington Ranch as an Architecture Committee member, Board Treasurer and President I will resign from the Board effective end of March.

We would like to encourage residents to consider running for these three open positions. We created a short list of key skills and characteristics that we feel are important:

- Available and accessible for monthly meetings as well as ongoing projects
- Works well with others; team player
- Objective and solutions oriented
- Hands on approach; follow through for results

The Board of Directors duties and responsibilities are defined in MMPOA Bylaws, Article V. You can find the Bylaws at:

<https://remingtonranchmontana.com/wp-content/uploads/2021/07/MMPOA-bylaws.pdf>

Please submit your biography and write-up to: RRanch2016@gmail.com no later than February 15, 2023. The Board ballots will be sent the week of Feb 22 to be returned by March 13. New Board election results should be announced the last week of March and the new Board will begin in April.

We hope you will consider being a candidate for these open positions

Thank you,
Doug

RV-Trailer Survey Update - First, we would like to thank the seven volunteers, Jay Herman, Steven Morales, Ann Larr, Maggie Brusven, JT Stangel, Melissa Groshart and Rene LeVeaux, who invested many hours of personal time in attending two meetings, one in November and the other, early January.

One of the RV Committee's recommendations from the November meeting was to send a survey to the MMPOA owners to gauge interest in allowing RVs on property for 6 months or 12 months. As a reminder, our MMPOA CC&Rs requires 51% of the lot owners to vote by notarized ballot to modify our CC&Rs. We have a total of 253 lots in Remington Ranch.

The final count from the survey consisting of two email blasts, was as follows:

Option 1 - keep the CC&Rs as they are (45 lots)

Option 2 - allow one RV for 6 months (45 lots)

Option 3 - allow one RV all year (35 lots)

Total of 253 lots in MMPOA - only 49% (125) of the lots responded.

During the January MMPOA Board meeting we discussed at length the RV Committee survey results and recommendations to the Board. We had a significant discussion around the

number of owner/lot respondents (less than 50% by email and notarized ballots usually far less than email) as well as the type of responses that were received. (6 months was more popular than 12 months). We also discussed what the cost of doing a vote would be. The emailing of the ballot is no cost to MMPOA but the legal fees associated with creating new CC&R language would be between \$3-5,000.00.

Based on the low response rate by email and the cost of putting a ballot out, the MMPOA Board voted unanimously to not incur the necessary legal fees and go through the process and associated cost to put this matter to a vote at this time. We could possibly take another look at this at our Annual Meeting later this year. **Please send thoughts, comments and questions to: rranch2016@gmail.com** Thanks again to the RV Committee!

Architectural/Landscape Review Committee (ARC)

This committee is chaired by: Cindy Millard, Board Member At Large, with four additional MMPOA property owners representing each major subsection within MMPOA.

Questions and proposals are picking up in the new year as owners anticipate spring projects and home builds. Please send ARC requests to: architectmmpoa500@gmail.com

When you are consider building a new home, or making improvements to your existing home or property, (for example fences, sheds, landscaping, and exterior modifications), please review MMPOA guidelines on the website and submit the proposal (Word document found on the website), to the ARC before you begin your project. You can expect some clarification questions, a site visit by the ARC, and a quick response once we have all the information.

MMPOA Rules, Regulations, and Architectural Guidelines are available on our website: <https://remingtonranchmontana.com/documents/>

*Important contacts before you build a new home are:

The Carbon County GIS and Addressing Department.

Email: CIS@co.carbon.mt.us Phone: 406-445-7270.

Carbon County Planning Office Phone: 406-446-1694

If you see something occurring in our subdivision that violates our CCRs, **please communicate with that property owner directly.** You, as a fellow property owner, have an important voice. We count on everyone to look after Remington Ranch by speaking up. If your intervention is met with resistance, a second step would be to email the MMPOA at: rranch2016@gmail.com.

REMINGTON RANCH BULLETIN BOARD

We would like to encourage our residents with businesses as well as students who would like to provide services such as yardwork, baby and dog sitting or any other service to advertise here. There is NO CHARGE for this service. If you are interested in advertising please contact Kelly Dehio at rranch2016@gmail.com and she will forward the information.

Dark Sky Initiative - One of the beautiful aspects of living in Red Lodge is how clear and bright the stars are at night. This beauty is diminished by outdoor lights left on or unneeded street lights.

There is a growing movement in Red Lodge to make us an official dark sky community. Also, to build a community observatory near the airport.

For more information or to join the movement please contact either: Tom Prosser at: Tprosser@treecarescience.com or Theresa Whistler at: theresawhistler@gmail.com



LOT MOWING OPTIONS

Thank you to those who have reached out for information regarding names of individuals or companies that could help with getting the lots mowed.

Vacant Lots with no structures on them can be done by Marvin Knutson --406-223-1944

Lots with Houses -- Brady 406-425-1679

Elk & Pine -- Randy 406-426-4884

CRACK FILLING AND SEALCOATING

My name is Elijah Lauver, the son of Keith and Theresa Lauver. I'm a local college student and Remington Ranch resident. This summer to help offset the cost of college, I'm offering asphalt repair services. More specifically, crack filling and sealcoating. Sealcoating protects and prolongs the life expectancy of asphalt pavement by filling surface damage and providing a protective layer to keep out damaging UV rays, vehicle fluids, and water. Crack filling is also necessary in order to prolong the life of roadway surfaces and prevent costly repairs. Please call Elijah Lauver for a quote: 406-425-1535

GENERAL YARD MAINTENANCE & SERVICES

MOWING, EDGING, BLOWING, TRIMMING AND HAULING

Brady, a local Red Lodge High school student, is available to offer estimates for general yard maintenance services. I have two years experience with my own equipment. References available upon request.

CALL BRADY: (406) 425-1679

2022 MMPOA BOARD

Doug Anderson/President

Lead Annual and Board meetings, Legal, MMPOA Insurance
210 859 9561

presidentMMPOA100@gmail.com

Tom Polinko/Vice President

Communications:

MMPOA Facebook, Newsletter, Web Page, Fire Pond, Summer Bash
303 717 0784

vicepresidentMMPOA200@gmail.com

Warren Hill/Treasurer

Snow Plowing, road grading, repair, oiling, asphalt sealant
303 868 9950

treasurerMMPOA400@gmail.com

Jon Hullings/Secretary

Annual meeting assist, Weed Spraying/Mowing, Islands/Beautification
316 393 0017

secretaryMMPOA300@gmail.com

Cindy Millard/Board Member at Large

Architectural Committee Lead
406-861-3790

boardmemberMMPOA600@gmail.com

CONTACT DETAILS CHANGES

Please cut and paste into an email and send to: rranch2016@gmail.com

or

USPS mail to: PO Box 2016, Red Lodge, MT 59068

Member Name (primary contact): _____

Phone: _____

Email: _____

Mailing address: _____

Member Name (Additional contact): _____

Phone: _____

Email: _____

Mailing address (if different): _____

NOTE:

MMPOA provides the Remington Ranch newsletter as a service to its members and residents. The Association's newsletter may contain advertisements for various services offered by both residents and non-residents ("advertisers"). The Association does not explicitly or implicitly endorse, warrant, or guarantee the work and/or services of the advertisers and does not independently verify the representations contained within the advertisements, nor is the Association responsible for any claims and/or damages arising out of the use of any of the advertisers. All content included in the newsletter is at the discretion of the MMPOA.