

**Little Norway Property Owners Association  
2014 Annual Meeting  
October 29, 2014  
Via Teleconference 6:30pm MDT**

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**Members Present representing 12 properties:**

Paul Esposito	Bernd Tischer
Tom Bobowski	Robert Gossett
Steve Blechschmidt	Gregory Van Dorp
David Stuedell	Dean Ebner
Roy Johnson	

There were also two additional owners represented by proxy: Chris Ruch and Dave Blankman

**Welcome and Call to Order**

The meeting was called to order by Tom Bobowski, President at 6:35. Attendees were welcomed and the meeting was turned over to Paul Esposito as Secretary.

**Notice of Meeting/Quorum**

The Secretary confirmed that there was adequate notice of the annual meeting, and that the properties on the call and via proxy represented a quorum.

**Approval of Minutes**

The minutes of the September 2013 annual meeting were read and presented for approval. A motion was made and seconded for the minutes to be approved, and the motion was accepted unanimously.

**Treasurer's Report**

Paul Esposito, Treasurer reviewed the financial statements for the last two years which were distributed with the meeting notice. Mr. Esposito explained that these statements represent a cash accounting basis meaning that financial statements represent cash inflow and outflow, and do not reflect invoiced amounts that have not yet been paid. A suggestion was made to always include on the statements a reference to the amount of unpaid assessments outstanding.

**Finance/Budget**

A proposed budget for fiscal year 2015 was also distributed with the annual meeting notices. There was no discussion on the budget.

**Election of Board Members**

Upon motion duly made and seconded, the following Board members were unanimously approved by the membership, and the members will serve for a term of two years or until successors have been duly nominated and elected:

- Steve Blechschmidt
- Tom Bobowski
- Note that a third seat up for election received no candidates and will remain vacant

**Other Business**

Several topics were discussed by the group, including:

- An owner expressed concern over the 2500 square footage minimum for lakefront property. The following questions and comments were discussed and require additional research:
  - Can the original Protective Covenants be changed?
  - If so, what is the procedure to do so legally?
  - If for any reason covenants minimums are ever increased, we need to grandfather in old minimums to existing property owners.
- A lengthy discussion ensued regarding property valuations used for assessing property taxes, including the disparity of some lakefront properties valued less than non-lake, the

valuations not being representative of current sales prices in the area, and the services received from the county (or lack thereof) for our property tax payments. The following options were discussed regarding reducing property taxes assessments:

- All property owners have the right to dispute their property valuations individually with the county, and can request an abatement for property taxes paid as well as reduced in the future;
  - One option would be a petition regarding overstated valuations to the county from the POA;
  - An option would be to hire an independent appraiser whose opinion might be more highly valued by the county;
  - For properties with significant non-buildable acreage, due to easements, steep terrain, ravines, etc., the county may reduce valuations accordingly;
  - Another option could be a group legal action;
  - Of the nine property owners present, three indicated that they have successfully disputed their valuations with the county;
  - BOTTOM LINE – if you believe your property valuation is inflated – and most valuations are based on prior sales prices from Melby that are not indicative of current conditions – any owner can individually dispute their assessment.
- A question arose regarding available hunting in the area. Nobody on the call was sure of the hunting regulations or availability, but the following comments were made:
    - Didn't Melby Ranch advertisements refer to available hunting on the ranch for property owners?
    - A sign on the county road to Melby Ranch indicated 'no hunting';
    - The lakebed may be part of a state wildlife area with hunting prohibited;
    - The size of the lots in Little Norway of 2-3 acres are insufficient for hunting or discharging of firearms.
    - As a POA, we need to understand and specify hunting and firearms restrictions.
  - A question was raised regarding the covenants and the restriction of a camping limit of 30 days. A request was made to possibly change the covenants. The discussion indicated that some lots have had camping trailers onsite for more than 30 days and this covenant has not been enforced. This covenant will not be immediately changed, but it was discussed that do have limited building in the area, seclusion of individual lots, and the fact that no property owner has complained and the POA has taken no action to date and will not until it becomes an issue via an owner complaint.
  - A discussion followed regarding finalizing the Bylaws, development of CC&Rs (covenants, conditions and restrictions) in addition to the Protective Covenants created by the developer that are already in place.
    - We agree that all covenants should be reviewed and documented;
    - A discussion ensued as to who will be doing this. A committee from last year did not address the issue. The Board will look at this issue as time permits.
    - Mr. Johnson indicated that he believes a two-thirds majority is necessary to change the Protective Covenants which can be changed as long as they don't infringe on the developer in any way.
  - A discussion ensued regarding the importance of building our reserves as a POA for the large issues that may come up in the future such that we are financially able to deal with them at that time.

At this time, no actions were taken by the members regarding any of these issues.

### **Adjournment**

Being no further business, the meeting was adjourned by the President at approximately 7:47pm.

Respectfully Submitted,

Paul Esposito  
Secretary, Little Norway Property Owners Association