



MINUTES OF ANNUAL MEETING GOLF CLUB ESTATES PROPERTY OWNERS ASSOCIATION, INC.

The directors and members of the above corporation met as follows:

1. Date: August 7, 2022
2. Time: 9:30 PM
3. Place: Hills Resort
4. Type of Meeting: Annual Meeting
5. Present: Craig Hill, Vicki Craigen, Kris Buttice and members
6. Presiding Officer: Kris Buttice

Introduction of Property Owners Association

We are excited to announce that Golf Club Estates Property owners association has been established. We are a non profit corporation and our legal purpose is administering the covenants as stated in the CC&R's. CC&Rs are all online. Our intent is not to micromanage or patrol, but to establish and maintain the character and value of real estate and quality of life in our neighborhood.

Introduction of Board Members:

- President: Kris Buttice
- Vice President: Craig Hill
- Secretary/ Treasurer: Vicki Craigen

Dues

Dues will be as follows:

Developed Lots	\$120/year
Undeveloped Lots	\$60/year

Invoices will be mailed in January for dues starting June 1 2022 through December 2023.

Proposed Goals and Actions for Upcoming Years

- Mailboxes
 - Second Addition
 - Continue working to have boxes on highway removed for safety
- Fire Hydrants



- Housing
- Maintenance
- Supplies at each hydrant
- Speed limit signs
 - Golf cart crossing signs
- Clean dead tree debris/Long Drive
- Contributing to the maintenance of the trail from Luby Bay Rd to Long Drive via the 13th hole.

Architectural Review Board

A Committee formed under the Golf Club Estates, Inc. Bylaws

- Craig Hill
- Kris Buttice
- Vicki Craigen

ARB is responsible for Architectural approval in all additions, including Original and First. This authority was granted to the Architectural Review Board by Priest Lake Golf Club Inc in June of this year.

A building application is required for all new builds, remodels, additions, decks, landscaping, etc. The process starts with a pre approval. Pre approval is needed prior to any clearing of the lot. Applications are available online as well as a PDF with guidelines for new construction.

General Guidelines for Construction

- Home Size: min 1500sf main floor, not including garage, patios, decks, storage, etc.
- Propane tanks to be buried or screened
- Garages encouraged; no lean to's or unsightly items in view
- No temporary structures:
- No construction of detached garage/shop without home
- Driveways to be paved (second addition)

Treasurers Report

Cash in bank:	\$900.00	
Accounts payable:	\$1664.79	
Balance:		\$-764.79

Outstanding invoice in the amount of \$1,664.79 to be paid back to Craig Hill for legal work of incorporation, etc.



Items for Discussion:

The following items continue to be items of concern with the community.

- Air B&B/VRBO
 - Consider minimum of 1 week. Discourage weekend only rentals
 - This will help with the bachelor parties and wild weekends
 - Home owner is responsible for any damage to golf course
 - POA will come up with a list of items for rentals to give to their guests.
- CC& R's state RVs and trailers for habitation not allowed – **all additions**
 - Numerous trailers set up for camping in the original addition on highway will receive letter prohibiting trailers for habitation at end of season.
 - Discuss allowing for a 3-5 day stay with approval of ARB
- RVs and trailers stored on properties – **all additions**
 - CC&R's are unclear
 - Possibly if screened and with permission of ARB?
 - We will continue discussion on this topic.

Meeting was adjourned.