

Fall 2011

P2LOA Newsletter

August 21st Annual Meeting

P2LOA held its annual meeting on August 21st at Littlebirds in beautiful, downtown Seeley Lake. 10 members representing 7 lots attended.

After enjoying delightful hors D'oeuvres prepared by Vicki Voegelin, the meeting was called to order by President Shane Heupel. A review of the proposed 2011-2012 budget, ACC request and approvals for the previous year, election results, weed spraying, and community donations were on the agenda. After discussion the budget was approved with the 2012 assessment lowered to \$25. The ACC experienced a less active year with 2 garages, 1 enclosed bunkhouse, one dog run/pavement, and 6 tree thinning applications. Dave Spence was reelected to a three-year term, and Cathy Novak will complete the term of Becky Kyle (See full results below). Charitable contributions and P2LOA improvements were discussed for possible use of non-budgeted funds (additional information can be found in this newsletter). A motion was made, seconded, and approved to budget \$700 for charitable contributions and \$1500 budgeted for P2LOA improvements.

2011-2012 Election Results

Dave Spence and Cathy Novak were elected to the Board. Each received 7 votes.

Dave has lived in Seeley Lake 19 years, 16 years in Phase II. Dave and his wife, Sherry, enjoy golf and X-C skiing. In his spare time, Dave putters on computers.

Cathy, her husband Brad, and their 2 daughters, Briana and Elaina, moved to their home at 183 Lynx Court in 2003. She is the administrative assistant at Seeley-Swan High School.

Office Manager

Since the resignation of Leigh Dicks as office manager, the P2LOA Board decided to divvy up her duties. As the previous office manager, Ron Cox did such an excellent job organizing the responsibilities, the Board is willing to "give it a try." This will save the Association \$2400 a year.

THE ASSOCIATION

Directors and
Officers are:

Shane Heupel
Pres. 370-3417

Dave Spence
Vice Pres.
677-3173

Kristin Johnson
Sec./Trea.
677-2940

Shad Ogilvie
251-3184

Cathy Novak
677-2113

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2012 BUDGET

Income	
ACC fees	30
Assessments	2775
Interest	465
TOTAL	3270
Expenses	
Bank Charges	50
Office Services	0
Office Supplies	100
MEC	325
Postage	75
Weed control	1500
Telephone	100
Charitable Contributions	700
TOTAL	2850
Reserve	420

2011-2012 Budget

The financial situation of P2LOA is looking good; there is currently over \$23,000 in rotating CD's at the 1st Valley Bank. The total yearly interest should provide P2LOA with between \$350-450 for inflation.

At the 2011 annual meeting, attending members decided to provide \$700 for charitable contributions and \$1500 for improvements on Phase II. \$200 will be for fireworks on the 4th of July, and \$500 will be directed to the food bank. \$1500 will be set aside for weed spraying and tree spraying.

Assessments will be mailed by Dec. 2.

P2LOA Improvements

P2LOA has invested in two security lights and pays for the monthly maintenance fee of \$27.00. Directors will entertain further requests for additional security lights. The installation of each light costs \$400, and yearly maintenance costs are \$150 per light. Upwards of four homes can be covered with each light. If interested contact P2LOA via email or phone.

Jim Blackburn sprayed roadsides and 6 individual lots, with P2LOA picking up 20% of the cost for the members lots. For 2012, P2LOA will offer the same 20% for weed spraying, and in addition, Jim will spray trees. P2LOA will pick up 20% up to a maximum of \$50 per lot for the tree spraying. Ponderosa would be the logical choice for spraying, but if a member has a prized, large, lodge pole, that would also be acceptable. Jim estimates the cost per tree to be \$20-30. Please contact Jim at his email (**preferred**) slk2659@blackfoot.net or via telephone (406) 210-9999 if you are interested in either weed or tree spraying.

One Time Donations

At the September Board meeting, the Directors helped meet the need of two special projects in Seeley Lake.

Seeley Swan High School needed funds to light the football field for night games. The Board voted a \$100 donation that purchased one light.

The new welcoming sign for Seeley Lake received \$175. This represents ½ of one panel.

Phase II Landowners

P.O. Box 1201
Seeley Lake, MT
59868

PHONE:
(406) 210-5518

E-MAIL:
phase2landowners
@yahoo.com

We're on the Web!
See us at:
p2loa.netfirms.com

**PHASE II
LANDOWNERS**
P.O. Box 1201
Seeley Lake, MT

Lion Update

Since the taking of the two juvenile lions, no other lion removals have been necessary. Although lions are still sighted in the area, Jay Kolbe said it's a number's game, and a certain percentage will acclimate to people. These lions are the ones that need to be removed. Please call Jay at 210-9830, Bill Koppen at 210-1299, or Jamie Jonkel at 544-1447 with any sightings of lions that exhibit a "lack of fear". Once a history of a lion's abnormal behavior is substantiated, the lion will be removed. If unsure, look for a pattern, but the default is to call.

DOUBLE ARROW ZONING

In the near future, Double Arrow will be zoned in accordance with the Seeley Lake Community Plan. DARLOA was the first group to approach the Rural Initiative, and Ron Cox contacted the Board to see if P2LOA wanted to participate. Since all phases of Double Arrow already have strong Covenants, zoning will "lock in" some of these. The Board chose to go with the 1 acre/1 house minimum along with the 30 ft setbacks from property boundaries

Officers of P2LOA

The Directors have agreed that Shane Heupel will continue as president, Dave Spence as Vice-President, and Kris Johnson as Secretary/Treasurer for the next year. Kris also serves as ACC chair with help from other members.

The next newsletter will arrive in the spring.