Board of Directors Meeting Minutes

June 26, 2026

10:00 AM

Electronic Meeting called to order by ~ Jesse Haag, President *at 10:00 a.m.*

In Attendance – P (resent), A (bsent)

Board Members:	**P**	**A**	**Staff Members:**	**P**	**A**
Jesse Haag, President	x		Tracy Diaz, CEO	x	
Steve Stanley, Vice President	x		Carrie Gable, CEO/CFO	x	
Laura Burrowes, Secretary/Treasurer	x		Wendy Nissen, HR		x
Jessica Kyser	x		Lindsey Hale, Housing & Development	x	
Alecia Davis	x		Becky Sago	x	
Donna Martin	x				
John Holland	x				
Brent Rogers	x				
Lori Thibodeau	x				
Linda Ornowski	x				
Ryan Hunter	x				

Minutes Recorded by: Becky Sago

Take Roll/Call to Order

Board President Jesse Haag called meeting to order 10:02 a.m. Board Members present in person / by teleconference and absent as noted above.

{A}* Approve Agenda

Agenda Approved

Motion was made by Donna Martin, seconded by Laura Burrowes, to approve the agenda; motion carried by unanimous vote.

{B} Update on Libby Property

Lindsey reported that Cabinet is fully leased up and we have stopped accruing penalty fees. Lindsey looked into, but couldn't obtain any kind of waiver for the storms to stop the accrual of penalties.

Nothing we can do to decrease the penalties, because of the crossover from 2025 to 2026.

Also spoke of doing a cost analysis, and checking on the budget to see what funds are available to pay fines.

The compliance inspection had one finding, it will be taken care of with the driveway being paved within the next 30 days.

Started paving today, issue with curbs and gutters. City requested modifications at the entrance and exit.

Lindsey reported that the bellies in the sewer had been fixed.

{B} Updated on Transition

As of 6/1/2026 Carrie is the official Executive Director, with Tracy working the ESG program.

With everything that has been occurring actual Executive Director training has not happened yet. They have found that the housing department is quite a mess and they have been working to get them cleaned up to make sure we are in compliance.

The state is really tightening up regulations, making us jump through a lot more hoops.

Tracy's last day is 7/17/26 and she will be leaving for a little while, but she will return August to mid-September, at which time she will be working diligently on cleaning up the housing files making sure we are compliant with HUD regulations.

Will still do not have a new CFO to fill Carrie's vacated position, Carrie has been researching alternatives for that position.

{B} RV Park Update

On 6/1/26 after spending an extensive amount money on advertising and upgrades we opened the RV park.

Today 6/26/26 Tracy and Carrie had a meeting with PJ from the city, where he essentially shut the park down, telling us we had to apply for a conditional use permit, and if any RV's are parked in the camping area, we will be fined $500 per day for every day they are parked there.

He mentioned it having to be zoned as a subdivision, and/or having to pay a nightly bed tax. He said since the article in the Daily Interlake he has received multiple complaints about the park, other businesses in the area are worried about it turning into a "shanty town".

It would be nice to know why the city didn't hold the Elks to the same standard, it is like this agency is being targeted.

Brent asked about us doing our due diligence. The State of Montana had no problem with giving us the license, and a health inspector was by and never gave us any reason to believe opening the RV park would be a problem. It was assumed that since the Elks already had an RV park back there we could just re-open it.

Ryan mentioned that there is a new ordinance that with the transition of ownership we should have re-applied all over again.

He also spoke of the one complaint he saw and that businesses on this end of town are worried about the impact the RV Park would have on business on this end of town. They complained that there was no hearing, no participation, no vote, regarding putting the RV park in. They feel like it would be a distraction to investment into the community.

Brent mentioned that he supports us trying for the conditional use permit. He feels we should strengthen our relationship with the city council.

Jesse mentioned he would like to set up an appointment with the city for the next time he is in town to discuss this issue and what we can do moving forward.

{A} Authorizations for resolutions, banking and property

There was a brief discussion regarding the need to start transferring Tracy's name off of CAPNM documents.

Motion was made by Laura Burrowes, seconded by John Holland to approve the authorizations for resolutions; motion carried by unanimous vote.

{B} Sidewalk

Our attorney referred us to an attorney in Helena, regarding writing a letter to apply for a variance to stop the sidewalk.

Ryan said the city is unlikely to approve variance.

We still maintain our property ends before where the city wants us to put in the sidewalk and that the city owns the property. Let alone a sidewalk to nowhere is more dangerous than not having one.

Jesse mentioned if the property is DOT owned it is not our frontage.

Jesse mentioned he would like to have a conversation with the city, when he is in town, regarding this matter.

{B} Status of Pending Legal Issues

Tracy met with Darrel Worm to sign final paperwork. Trial date is sometime in May 2027, Tracy said she would come back for the trial if need be.

Tracy said if it came down to it and we could not get compensation for everything, she would sacrifice the HVAC, to get compensation for the Roof and Plumbing.

Darrel said he thought the Elks group would settle with just doing depositions and not have to go to trial. He said Tracy could do a deposition from California. CAPNM would have to pay for the depositions.

{A} Adjournment

The meeting officially adjourned at 11:07 am.

Motion was made by Laura Burrowes, seconded by Donna Martin to adjourn the meeting; motion carried by unanimous vote.

REMINDERS: Officer sign necessary documents prior to leaving today.

All Board members please turn in your travel claims.

Jesse Haag, President

Laura Burrowes
Laura Burrowes, Secretary/Treasurer

{A} - Action is Required *{B} - Board Information Only*

{C} - Consensus is Needed *{D} - Discussion is Anticipated*

*Related information included in the packet

Next board meeting August 7th and 50th anniversary event