

Dear Ten Fifty Membership,

I hope this message finds you happy and in good health! I'm writing today to share a brief overview of Ten Fifty happenings in 2023, and to help shape expectations as we look forward to the promises of the New Year.

Notable 2023 Events Included:

- The long drought in Central Montana ended, resulting in the greenest spring and summer in memory.
- The cabins and bathhouse were thoroughly and professionally cleaned in late spring. Unfortunately, moths, flies, and vermin thrived in the good weather. The infestations were successfully treated, but an even deeper cleaning will be required to make these spaces habitable in 2024.
- The Ten Fifty property hosted its first wedding in June. Congratulations to Bradley and Jessica Denton! The wedding party and immediate family invested scores of hours mowing the bowl and pathways, pressure washing the pavilion pad, and adding gravel to the fire and parking areas. The property has never looked better!
- Significant expenses were incurred combating noxious weeds on the property. The board was advised that it will take several years of concerted effort and expense to get weeds under control.
- Professional repairs to the original red Mule were necessitated by persistent overheating issues; resolution remains uncertain.

Financial Overview for 2023: Although the year-end books for 2023 are not yet finalized, the preliminary financial report presented by Laura during our December meeting clearly evidenced that the Ten Fifty operated at a loss for the calendar year, necessitating the use of our cash reserves to cover the deficit. This has prompted an increase in Member Fees for 2024 (see below). As of December 11, 2023, the financial snapshot is as follows:

- Starting Cash: \$4,135.02
- Membership Dues: \$7,425.00
- Donations and Fees: \$826.61
- Total Income: \$8,261.61
- Total Expenses: \$8,930.60
- Deficit: -\$678.99
- Ending Cash: \$3,456.03

Additional expenses expected before year-end will contribute to an increased deficit. Laura's detailed financial report will be available to the membership in early January 2024.

Looking Forward: Maintenance Needs for 2024:

- The status of the red mule needs to be assessed. Further repairs may be required.
- The green mule requires scheduled service and preventative maintenance.
- Noxious weed treatment must be continued with a minimum spend of at least \$1,500.
- The large parking areas require sterilization and top-dressing.
- Vandals cut a hole in the storage building that requires a more permanent repair.
- Several plumbing repairs and numerous minor sheetrock repairs are required in the bathhouse.
- The cabins require treatment for flies and vermin, deep cleaning, and minor exterior treatments and repairs.
- Inspection and repairs to the perimeter fencing are required.
- Downed timber needs to be cleared and removed to prevent injuries, damage to fencing and structures, and to mitigate fire risk.
- The pond is choked by weeds and algae, requiring ongoing treatment and manual clearing of weeds and debris.

2024 Membership Dues: The Ten Fifty Board of Directors has unanimously established the following Membership fees for the 2024 calendar year. Note that absent financial and in-kind donations that offset maintenance expenses, or a dramatic increase in total membership, additional fees and alternative revenue sources will likely need to be developed to ensure the Ten Fifty's long-term viability.

- Category A Membership: \$200
- Category B Membership: \$150
- Category C Membership: \$100

The 2024 Membership Application is attached to this message. The form and all fees due must be returned not-later-than March 31, 2024. Please renew your membership promptly, feel free to donate to support Ten Fifty operations, and encourage other eligible members to join the Ten Fifty family!

2024 Ten Fifty Board Meetings: The following dates have been established for regular meetings of the Ten Fifty Board of Directors. ALL Members are asked to participate in the Annual General Meeting on September 15, 2024.

1. Sunday, March 17, 2024
2. Sunday, June 16, 2024
3. Sunday, September 15, 2024 – Annual General Meeting
4. Sunday, December 1, 2024 – Annual BOD Meeting

Other Coming Events:

- Ten Fifty Work Parties – TBD
- A second wedding is planned for June 2024. Best wishes to Shelby Moline and her husband-to-be, Greg!
- Please help us plan for a family reunion in July of 2025!

Every time I contemplate the Ten Fifty, I am overcome with appreciation. What a gift! Please continue to support the Ten Fifty so that it may be enjoyed for generations to come! If you have ideas, resources, or time to contribute, we enthusiastically welcome your involvement.

On behalf of the entire Board, I wish you all the blessings of good health and prosperity in 2024 and always!

Sincerely,

Bill Jr.

William Fry, President

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