

# BECON

“The Best Way to Find Yourself is to Lose Yourself in the Service to Others.”

-Mahatma Gandhi

## Welcome / Introductions / Announcements:

### What’s on the Horizon...

- ✦ March 31—Board and Officer Election
- ✦ March 27—Outlaws Football
- ✦ Mondays in April—Wear Blue!!!
- ✦ April 1—My 90’s Playlist
- ✦ April 9—Easter
- ✦ April 14-16—PBR
- ✦ April 17—All club social & fundraiser for FTNC
- ✦ April 22 & 29—Outlaws
- ✦ May 4—Ian Munswick Concert
- ✦ May 5 & 6—District Convention; Anaconda
- ✦ May 7—Aaron Lewis Concert
- ✦ May 6—Downtown Exchange Club Poker Tourn.
- ✦ May 13—Outlaws FB (5pm show up)
- ✦ May 20—Kane Brown Concert
- ✦ July 12-15—National Convention; Phoenix
- ✦ July 28—Whiskey Myers Concert
- ✦ August 2—REO Speedwagon Concert
- ✦ August 26—Food Truck Battle
- ✦ September 15—Goo Goo Dolls Concert

Our illustrious elect, Craig, was filling in this morning for Cavin. Cavin says he’s out of town for work. I think he considers golfing and laying on warm beaches work?

Guests joining us today included our speaker, Steve Simonson, with Midland Empire Land Trust.

Tony wasn’t present to announce his event but it’s been announced the past few weeks. The event is a fundraiser/ membership drive at Meadowlark Brewery on April 17th from 5:00 - 8:00 p.m. for The Family Tree Nurturing Center for April Child Abuse Prevention month. It’s a Monday so make sure you wear blue. Let Tony know if you can donate a basket or item for the silent auction. This is also an all club membership drive so bring a friend/colleague that might be interested in Exchange. Flyer attached.

Stephanie gave a Social Committee update. The committee is not planning a social for April so everyone can focus on getting to the Meadowlark event. Something fun in the works for May.

Bill K. gave a run down of all the events coming up in April for Child Abuse Prevention month. That list is attached to this email.

Fourth round of nominations for next year’s board and officers. We will be voting on the following positions; 3 board members, Club Secretary, President Elect and a Foundation board member.

Nominated so far:

For board members: Stacy Dreessen was nominated by Sheila Wilson. Teal Kauf-

man was nominated by Rob Romsa. She seemed very excited to accept. Stephanie Romsa nominated Jessie McKee. Nomination accepted. Lanny Lucara nominated Chuck Rutherford and he accepted. Club Secretary: Bruce J. nominated Shannon Johnson. Nomination accepted. Wiley nominated Dina Harmon for President Elect. Nomination accepted. Foundation Board: Kim Lewis nominated herself. Brynn Schwarz was nominated and accepted.

Cavin is doing the final call for nominations next Friday, speeches and voting.

Craig surveyed the group to get a feel for interest of members willing to pour beer for the fireworks show at the Metra on July 4th. There seemed to be enough interest in that so he and Mike will move forward with it.

The club purchased a sponsorship for the Hospice Golf Tournament. Name tags were drawn from the bucket and Ed, Dave W., Tara, and Rob will be our golfers representing our club.

Craig went through the events we have coming up in April (see side bar). Also, if you don’t have a beautiful green shirt yet, see Craig to get that.

Dave included Arnie in his very nice prayer this morning. Please keep Arnie Bejot and his family (Ed & Teal) in your thoughts and prayers as Arnie has entered hospice.

How can you make Easter preparations go faster?



Use the eggs-press lane!



#ExchangeStrong  
#GrowExchange



March 24, 2023 BECON  
Editor:  
Dina Harmon

## Program: Steve Simonson, Midland Empire Land Trust

Steve Simonson, Government Affairs Director for Billings Association of Realtors and more importantly, fellow Exchange member. Steve is a member of the Downtown and Westend Clubs. Steve came today to talk about the Midland Empire Land Trust. Here are some of the highlights:

This group is working on a land trust in the heights. The land is school trust (state) land. It is across from Castle Rock school. They believe they will be able to build 900—915 homes on the land. The homes will be starter homes for folks in the 80—

120% median income which is those with jobs such as police officers, teachers, fire fighters, etc. It is not low income housing.

As a parent of two kids searching for a house to buy, I can attest to the lack of properties available to buy in this range. It’s even tougher for my clients in the low income housing range:(

The households would own the home but not the land. There will be a 75 year land lease. There will be an equity cap put into place. Around the 3% annually mark. This protects future affordability. This model

will help to keep the housing costs down. Typically, a mortgage payment shouldn’t be more than 30% of gross income. When it’s over that, they are considered house burdened. I prefer the term house broke.

They are looking into other options get the cost down such as 3-D printing. This is quite an undertaking!



Speaker: Steve Simonson