



Michelle Schriock

From: Shawna Lutgen
Sent: Monday, March 13, 2023 9:23 AM
To: Michelle Schriock
Subject: FW: Brian Mason RV Park and Surety Bond Requirement
Attachments: Bankruptcy Petition.pdf; Creditors in Mason Bankruptcy Discharge.pdf

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From: Kenneth Hansen <sagewrenranch@hotmail.com>
Sent: Saturday, March 11, 2023 6:55 AM
To: Madison County Commissioners <madco@madisoncountymt.gov>
Subject: Brian Mason RV Park and Surety Bond Requirement

Commissioners:

- Dan W. Allhands, Chairman
- Ronald E. Nye
- John S. Heckler

The list of Mile Creek Site Specific 58 Conditions can be found in Binder 1, pages 65-74. The enforcement of these conditions should require a surety performance and payment bond, which suggestion documented below was completely ignored by the planning board.

Worst case scenario would have a half-completed RV park development eye-sore lying abandoned in the middle of the Reynolds Pass valley. Nothing is currently done to address this potential scenario. A surety would audit Brian Mason to ensure his ability to complete the 58 conditions stated in Binder 1, Pages 65-74 documents.

Otherwise, the listed conditions are just a hope with no backing to enforce the conditions listed.

Why require a surety performance and payment bond? Brian Mason went bankrupt in 2008 resulting from a debt driven business in a harsh financial environment with high interest rates, just like the current financial environment that we find ourselves in today. There were 20+ creditors listed in the 2008 bankruptcy petition filing and granting discharge in bankruptcy by the United States Bankruptcy Court Western District of Virginia on 8/19/2008 and attached above.

Page 61 of binder 1, shows a written comment by Kenneth Hansen on 8/24/2022, which written comment attached the filed bankruptcy petition and Brian Mason's bankruptcy discharge attached above. The financial realities and comments concerning the ability of Brian Mason to finance and complete the development were completely ignored by the planning board.

I respectfully request that the Madison County Commissioners require a Payment and Performance Surety Bond to ensure the proper performance of Brian Mason of the 58 Specific Conditions found in Binder 1, pages 65-74.

Kenneth Hansen

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