

LLC in Succession Planning, cont. from page 1

property, and owner who wants to cash out his or her share of the property, and conflicts over the operations or maintenance of the property. It is much better to have this type of plan in place than to rely on real property ownership rules such as partition and sale.

We recommend learning more about the concepts referred to above by reading the book, *Saving the Family Cottage*, 5th Edition, Nolo 2017, by Stuart J. Hollander, Rose Hollander and David S. Fry, which is available at Amazon.com.



### MEALS ON WHEELS

This year we have committed to volunteering our time to delivering meals to Cascade County Meals on Wheels clients. We've chosen to do this in pairs. Each month two of our team members work together to connect with the clientele while delivering meals.

Keith and Lauren were the first to participate. Ask them about their experience, if you get a chance.

In addition to our volunteer commitment, we took the time to get to know Kim Thiel-Schaaf, Cascade County Aging Services Director (pictured 3rd from left) and Teresa Loftus, Senior Nutrition Division Manager (pictured 2nd from left). These incredible women gave us insight into the heart of the Home Delivered Meals a.k.a. Meals on Wheels Program. They have come to know their clientele and are passionate about the impact the program has on the community.

We learned that they are making more meals and deliveries than they ever have before—and they are energized by it! The demand for providing Meals on Wheels will continue to be great as more people age in Cascade County, but they are presently delivering 375-400 meals per day. Some clients only request meals a few days per week, while others request daily meals. Additionally, we learned that the program provides a weekly box of frozen meals to areas around Great Falls that are too far to deliver to daily. These deliveries are made on Fridays to areas such as Gibson Flats, Eden Route, Ulm, Vaughn, Sun Prairie, and Stockett/Sand Coulee.

Kim and Teresa were excited to tell us that in addition to providing meals, Aging Services also has a Transportation Program to assist people with travel to and from appointments and other errands. The Transportation Program is currently operating with



only two drivers, but will soon be expanding to allow for the addition of a part-time position to handle demand. What they have found is that the clients who take advantage of this part of the program are delighted to have someone to chat with while picking up groceries or stopping by the pharmacy. It's the opportunity to connect with others that makes all the difference.

### Are you interested in helping?

The program is currently looking for:

- ⇒ On Call Volunteers: People who can deliver or meal prep on short notice in the event regular volunteers have an emergency and can't make it
- ⇒ Summer Volunteers: People to deliver or meal prep while regular volunteers go on vacations with their families
- ⇒ Donations of Dog Treats and Cat Treats: For the clients' beloved companions.

Call Teresa at (406) 454-6993 to learn more!

# FIRM NEWS



Rhonda and Jon spent a few days in San Diego visiting their son Ryan and exploring the local attractions. One of the highlights was the Beyond Van Gogh Immersive Experience.

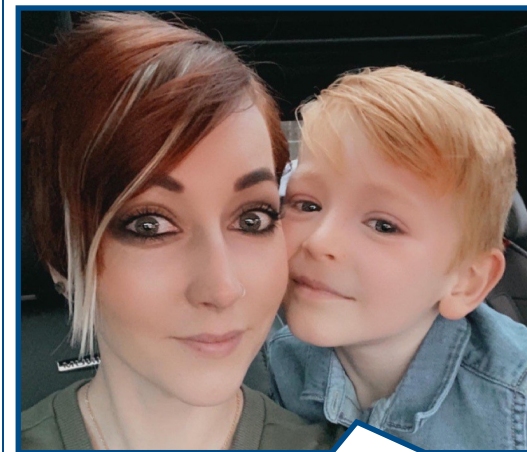


Keith and Becky's daughter and her significant other, Paul, spent Christmas in Mexico (It's tough to be a young person these days), so January was Christmas time at Keith's house. Hannah and Paul came for a great weekend mid-January. (Check out the picture!)

The Crosslands are looking forward to Spring and horse work! Jazz, the blue roan filly, is two years old, and it's time to get on her back. She has graduated from groundwork under saddle, and they finally get to see what she'll turn out to be. The little boy, Buck, is a spit fire and is coming along nicely. Guss will be bred again in May, expect baby pictures in a year!



Brock and Danica have officially relocated to Scott AFB in Illinois and have welcomed a new niece!



2022 has been pretty quiet for the Squires' so far, but car show season starts in just a few weeks. Caleb, Charlene, and Theo will be going to Birmingham, Alabama, and Chattanooga, Tennessee soon for meets, as well as a trip to Florida in May for a short vacation with family.

In February Keith and Becky went to L.A. where Keith and Jon attended a Peer Group meeting, and Becky and Jon's wife, Rhonda explored the coast line and shopping venues. The Tokeruds then spent several great days at a fancy hotel in Pasadena. The highlight of that part of the trip was spending time with Keith's law school roommate and his family.

Back in Montana Keith and Becky snowshoed, soaked and socialized with their social club, the Magpies, at Showdown and White Sulphur Springs. It was almost like the old, pre-Covid days!

Lauren and Josh have been spending weekends skiing at Showdown, Big Sky and Discovery. They also just finished homebrewing a fresh batch of beer and went on their honeymoon in mid-March.

Our office has recently welcomed Collette Grina. Collette is from Montana and was raised on a barley farm outside of Power. She has settled in Great Falls with her four children and two dogs. She loves the outdoors and has been to every state except Alaska.





This year the Scott, Tokerud & McCarty team has chosen *Connection* as our 2022 Word of the Year, and we have invited you to join us.

We are asking ourselves how we can honor our word of the year and, more specifically, how can we honor it through action?

We recently heard a 2008 Ted Talk by Dr. Laura Trice on the importance of saying “thank you” to the people in our lives. Dr. Trice explains how many of us need thanks and praise but fear asking for it. She challenges the audience to go home and ask their loved ones what they need.

In order to foster stronger connections, we are challenging ourselves to:

- 1) Ask our loved ones what they need; and
- 2) Thank our loved ones for what they do and what they give.

## 2022 ESTATE AND GIFT TAX UPDATE

The Internal Revenue Service announced the official estate and gift tax limits for 2022: The estate and gift tax exemption is \$12.06 million per individual, up from \$11.7 million in 2021. That means, assuming no lifetime gifts have been made in excess of the annual exclusion amount, an individual could leave \$12.06 million to heirs and pay no federal estate or gift tax, while a married couple could shield \$24.12 million.

The annual gift tax exclusion amount has increased from \$15,000 in 2021, to \$16,000 in 2022.

## CONNECTION

Scan the QR Code to watch Dr. Laura Trice’s 3 minute talk.



# THE LEGACY INSIDER

## Using a Limited Liability Company in Succession Planning for Your Cabin or Vacation Home

Written by Jon S. McCarty

Here at Scott, Tokerud & McCarty, we are eagerly waiting on Montana Summer to arrive! Daydreaming about afternoons on the lake have us thinking about cabins and summer homes. It’s the perfect time to talk about protecting yours.

People who own cabins or vacation homes or other recreational property typically want to pass these often long-time family-owned treasures on to the next generation and beyond. The thought is that through the years family members have gathered together frequently to enjoy the property and the surroundings. The current owners wish to have this beautiful property preserved in their family for as long as possible for the enjoyment of their children and their descendants.

However, without some thoughtful planning, problems and conflict in future generations are hard to avoid because of the ever multiplying number of future owners or users as descendants get married, have children, etc. It’s likely that at least one future owner will leave his or her inherited share of the property to a spouse, be unable to afford to pay the expenses associated with the property, not want to own the property, or need money and resent having an inheritance that is trapped in the property. Simply leaving property ownership to the heirs as tenants in common or joint tenants with right of survivorship



leaves no plan or guidance as to how issues or conflicts may be handled or resolved. As a result, at the very least, resentment between family owners could result, and at the worst, lawsuits could be filed, and the property forced to be partitioned or sold.

One way to manage the succession is to create a limited liability company (LLC) to own the property. Although a trust may provide similar results, today’s blog will focus on the LLC.

The LLC concept provides for a single entity owning the property and the entity has multiple members, being family. The key to putting together a good plan with the LLC is the adoption of an Operating Agreement for the entity that addresses how the property is to be used and how issues are to be addressed. For instance, the Operating Agreement can have provisions to address the equitable use of the property. It can also contain provisions governing such concerns as transfer of ownership, the inability or unwillingness of an owner family member to pay his or her share of the expenses related to the

*cont. on page 2*