

**Meadow Lake Country Club Estates Homeowners Association, Inc.**  
**P. O. Box 2323**  
**Columbia Falls, Montana 59912**  
**(406) 892-8702**

Bruce Beecher, President  
Marvin Galts, Vice President  
Peter Mueller, Secretary  
JoAnn Cate, Treasurer

Gabriel Haag, Director  
Patrick Malone, Director  
Diane Dubay, Director  
Pete Glee, Manager

**2016 Annual Meeting Minutes**

June 4, 2016

Members in attendance: Bruce Beecher, Diane Dubay, Patrick Malone, JoAnn Cate, Peter Mueller, Pete Glee(Manager) Miranda Harrah, Sandi Beecher, Ann Stephens, Carol McElwain, Linda Jarrendt.

1. The Annual General Meeting of the MLCCE HOA, INC. was called to order at 1:05pm by Bruce Beecher.
2. Bruce welcomed the members to the meeting and introduced the board of directors.
3. Pete gave the proof of notice of the meeting. Meeting was posted on the website on 3/25/16. Members were also notified by mail or email.
4. Peter Mueller verified the quorum. There were 119 members in attendance in person or by proxy. Quorum Confirmed by (+) – 119 Attendees.
5. Approval of minutes of the June 6<sup>th</sup>, 2015 Meeting: Motion to approve by Patrick Malone, seconded by JoAnn Cate. The Minutes of the previous annual meeting were approved unanimously.
6. Pete Glee gave the Manager's report. Pete introduced the Nominating Committee, Election Committee, ARB Committee and the BIM Committee. The landscaping contract is a two year contract that will be up for review this year. The BIM Committee is working really hard with the weed control and landscaping contractors to try and control weeds and keep the community looking great. The BIM Committee is looking to combine weed control and landscaping to one contract for next year. Administratively, Miranda Harrah does bookkeeping and Ann Stephens works on special projects and bulletin boards. An election policy was passed in January by the Board. The election committee is comprised of two certified judges of election and the Secretary of the Board. The certified election judges are Ann Stephens and Carol McElwain. Extra postage was spent in mailings to ensure all voting members received ballots. The policy will be reviewed again for efficiency and completeness. It is the owner's responsibility to make sure we have an up to date address and contact information. Pete thanked all of the committees for their hard work.
7. Committee Reports:

ARB Committee: Diane Dubay gave the committee update. There are a few building and remodel projects going on. An application was submitted for 224 Gleneagles Trail

and the building project will begin soon. Most of the current building projects are in the process of wrapping up exterior finish work and landscaping. The 205 Gleneagles Trail property has been sold and the ARB is working with the current owner to have it completed before the new owner moves in. They have issued a deadline to the current owner to get the items done. Two other remodels took place. One is complete and the other is expected to be finished in the next 30 days. There are several other small painting, deck and maintenance projects going on as well.

Social Committee: Sandi Beecher gave the committee update. She thanked all of the ladies that help keep the committee alive especially during the winter months. The ladies have had many successful events and continue to have Pub Night, Gab Fest, and Book Club several times per month. All events are listed on the Social Committee calendar. The Community Garage Sale is coming up June 18<sup>th</sup>. Rib Fest is August 13<sup>th</sup>. Signups for the Garage Sale and Rib Fest will be in the HOA office. Sandi thanked everyone for making the events so successful.

BIM Committee: JoAnn Cate gave the committee update. Right now they are looking at several options regarding the front entrance. Biggy's Landscaping and Forestation Inc. have both agreed to bid the work and will be submitting designs. The Meadow Lake Water and Sewer generator wall along Tamarack Lane is a part of this design and will be landscaped as soon as possible. The design of the generator wall will tie in with the overall look of the front entrance. Three new pet waste stations were installed in Mountain Watch and in Pine Valley Loop. It has become evident that pet waste bags are being used, but the bags are disappearing much more rapidly this year than in previous years. In 2014, 1000 bags were purchased and used. In 2015, 7000 bags were purchased. MLDC is aware of this and will monitor which stations are using the most bags and see if there is anything that can be done. Two test lights were installed on St. Andrews Drive in hopes of getting feedback on the likes and dislikes of the look and the lighting. There has been very little response regarding these lights, but the committee would like to know how the community likes them. The few comments they did get, felt that the lights were too small. This item will be further reviewed by the BIM Committee. The walkway on Spyglass was updated to connect to St. Andrew's Drive. The shrubs on the corner were also removed to help keep the visibility better on that corner. Several community signs were missing or damaged and those were replaced as well. JoAnn reminded everyone of the No Fireworks Policy at Meadow Lake. Please remind your guests and renters not to use fireworks. Fines will be imposed and issued to the owner of the home. If regulations are violated owners are responsible for the conduct of their guests. Pine Valley Park will continue to be maintained with no further enhancements because the HOA does not own the land. Yard of the month has been a wonderful success. It has created a little more pride of ownership and homeowners are very happy when their yard is selected for recognition. The committee has also been

monitoring weed control in the neighborhoods. They are working with Jon Hesslewood to treat the bad areas and keep the weeds to a minimum.

8. Strategic Plan Review: Bruce Beecher reviewed the Strategic Plan. The Board meets in September to see which direction they want the HOA to go for the following year. The Strategic Plan is on the website for everyone to see. This year some of the items they had for initiatives were: Establishing a Community Center, Improve Sidewalks, Develop a Welcome Program, Review Community Management Plan, Review Governing Guidelines, Road Maintenance Schedule, Research Residential Lighting Policies, MLDC Facilities agreement, Refine Election process, Improve efficiency, and Security. The Community Center is something the HOA would love to do for the community, but currently it is not a possibility. The HOA doesn't own any land, so it would be difficult to build a Community Center unless someone wanted to donate a piece of land to the HOA. The extension of the sidewalk system is improving safety of the neighborhood. The Social Committee started the welcome program to improve community cohesiveness. The Association Management plans and Building Standards continue to be reviewed and updated. The disaster plan is in effect and was recently exercised. Residential lighting is being tested and they are looking at the options for LED lighting which will be more cost effective for all of the owners. A proposed agreement with MLDC for use of the Recreational Facilities was presented and rejected. The HOA continues to work towards an agreement with MLDC. Many owners have shared their concerns and feelings about use of the amenities. Election process was updated and is more effective. Peter Mueller, Ann Stephens, and Carol McElwain handled the election. Ann Stephens and Carol McElwain are certified election judges. The next Strategic Plan meeting is scheduled for September.
9. Financial Report: Pete Glee reported the financials. The HOA is in good financial shape. A few of the areas we had higher expenses due to more meeting expense and some office updates and upgrades that were essential this year. QuickBooks, additional postage, and office supplies were up a bit as well. Three pet stations on Gleneagles Trail and Pine Valley Loop were installed, and bulletin boards needed some maintenance as well. \$40,000 was moved to the Road Reserve. Graham Pye asked when the accounts were last audited. Bruce said it was a few years ago and would look into getting something scheduled after year end. A new account was set up at Parkside Credit Union. This was done to make sure the HOA funds were FDIC insured, since the Whitefish Credit union account was over the limit, for FDIC protection. We have a payment plan in place for Lot # C-0113 account and we are now getting quarterly payments as well as payments towards past due balance. The Lot R-35 was foreclosed upon and we were unable to collect the past due funds. That amount will be written off at year end. The Association receives \$17.55 per month for the embezzlement restitution account balance. Questions were asked about the front entrance and what

the projected expenses would be. The entry is assessed to improve safety and access. Lighting options for the front are also under review. Everything will be considered and shared with the other operating entities before any decisions can be made. Tim Timmons asked about the drainage up front and mentioned that the county owns those easements and may be responsible for the drainage issues. Pete said he would have to further research that. Bruce made a motion to approve the financial report. Jeff May seconded. Motion passed unanimously.

10. 2016-2017 Budget Approval: Pete presented the 2016/2017 budget. There were very minor line item changes. Dues will remain unchanged. Motion to approve the budget as it stands was made by Stephen Spotts. Motion was seconded by Gerald Gaede. Motion was approved.
11. Election of Board Members: Peter Mueller reported that Diane Dubay was elected as the new At Large Director. Paul Jaspar was elected as the new Time Share Director.
12. Public Comment: RC Grossheider stood up to discuss the problems with restricted use of amenities. He said the reason they bought here was because they were able to use all of the amenities and it is a part of living at a resort. He and his family were very frustrated that they couldn't even purchase a pass to the pool or fitness center. RC said the atmosphere at Meadow Lake is set by the homeowners here and they are the best ambassadors for the resort. He would love to see the neighborhood become more positive and be able to promote Meadow Lake in a positive way again.

Wally Walker was very unhappy and completely shocked when he found out they couldn't use the pool or fitness center. He said they had lived in Meadow Lake for many years and are looking to sell and move to another more welcoming resort if things don't change.

Gerald Gaede asked about signage in the neighborhood and why real estate signs were not allowed. Bruce explained the reasoning behind it and told Gerald about the open house policy they wrote to try to help people sell their home.

13. Next Meeting: June 3<sup>rd</sup>, 2017
14. Meeting Adjourned at 2:40 pm.