



MEADOW LAKE COUNTRY CLUB ESTATES HOMEOWNER'S
ASSOCIATION, INC. PO Box 2323 • Columbia Falls, Montana

James Ablett, President
Steve Spotts, Vice President
Kathy O'Connor, Treasurer
Jeff Brodie, Secretary

JoAnn Cate, Director
Lynn Zanto, Director
JoAnn Cate, Director
Pete Glee, Gen. Mgr.

Board Meeting of Directors Meeting-proposed
Tuesday, June 28, 2022, at 10:00 AM

ATTENDANCE: Board Members James Ablett, Steve Spotts, JoAnn Cate, Lance Lynch, Kathy O'Connor, and Jeff Brodie were present in the MLHOA office. Board Member Lynn Zanto was present via ZOOM. Pete Glee, Sam Irraggi, and Ann Stephens were present at the MLHOA Office. There were 3 owners admitted to the meeting via ZOOM.

James Ablett called the meeting to order at 10:01 am. James added to the agenda items for discussion regarding speed bumps and the formation of a new committee for the "Declaration of Covenants, Conditions and Restrictions of Meadow Lake Country Club Estates (CC&R's) rewrite, which will expire in 2025.

James called for Public Comment – There was no public comment.

Discussion and Action:

1. Approval of Minutes of Previous Meeting –

MOTION: JoAnn Cate moved to approve the minutes of March 15th, 2022 and Steve Spotts seconded. Motion passed.

2. Manager Update and Action Items from March Meeting

ACTION: Pete will post on the web site and bulletin boards soliciting anyone interested in becoming a committee member to contact the MLHOA office. - **Completed**

ACTION: Post the approved December 14, 2021, Board of Directors Meeting minutes on the web. - **Completed**

ACTION: Pete will post a solicitation on the website and bulletin boards seeking anyone interested in serving on a committee to draft a reinstatement of the CC&R's and By-Laws, which expire in 2025. - **Completed**

ACTION: Pete will continue to work through the drainage problem in front of Building #1 which experiences flooding during the winter months. – **In Progress**

ACTION: Pete will review drainage on Glen Eagles with the BIM Committee. - **Completed**

ACTION: Pete will continue to work with the BIM Committee regarding mailboxes on Glen Eagles. – **Tabled until discussion with Schellinger Construction regarding incorporating mailboxes in their plan.**

ACTION: Pete will work with the Social Committee regarding their request for a \$1,500.00 annual budget for FY 2022-2023. - **Completed**

ACTION: Pete to update Meeting Date flyer. - **Completed**

ACTION: James requested Board action increasing finance charge to 15% from 10% currently, be moved to the next Board meeting. – **on agenda for June Meeting**

Current Update:

Evergreen Disposal Possible Damage to Gleneagles Trail Drainage – I have contacted Cutting Edge Excavating to do an inspection of the area the garbage truck went onto the drainage collection area on the west side of Gleneagles Trail. They suggested a pilot dig to determine if any damage was done and bid \$2,500 to dig it up and determine if any damage was done. He said he would put it on the schedule, but he has not given any scheduled date yet. I had scheduled last week for Clearwater Contracting to come and camera the drainage in front of Building #1 (MLHOA office location). When they were here, I asked them to camera the Gleneagles storm drain system from the collection box south of the point of entry of the garbage truck. I hoped that they could determine if any damage was done by the truck without having to dig up that area. Upon sending their camera up the pipe, they ran into an obstruction under James Wallace’s driveway, and couldn’t get to the spot they needed to. This means that Cutting Edge will still have to come in and inspect the area. When that is done, the obstruction in the pipe will be identified and fixed.

St. Andrews Drive Drainage update – During the spring melting the problem with the drainage surfaced again. I had an engineer from TD&H Engineering come out to review the problem. They were able to trace the culvert under the road with a metal detector, but they didn’t pick up any signal once on the other side. They recommended that we have someone come in and send a camera down the line. I called Clearwater Contracting to schedule, and they were available last week, and came out on the day of all the rain which worked well for them to see the problem. With all the water (dirty) going down the pipe, the camera couldn’t give a good picture, so they used an instrument to follow the pipe down to the golf course. The termination of this pipe is still being researched. With them already

onsite, they cleared the drains that were causing the majority of the water from going over the road and flow better through the drainpipe. They have submitted a proposal to resolve the problem.

Office:

- a. The 3rd Quarter statements are being sent out reflecting the increased dues, in response to the 2022-2023 Annual Budget approval during the Annual MLHOA Owner's meeting held on June 4th, 2022.
- b. As noted in the Annual Meeting report the notice is also going out regarding the transition to emailed billing, and the request for those owners that haven't registered an email with the MLHOA to do so ASAP. This will help with the efficiency of the office, and the timely receipt of the statements, especially those in Canada.
- c. MailChimp continues to prove very useful in sending out notices of social events and MLHOA information. We are utilizing it this quarter for the MLHOA's Quarterly Update Letter. As we don't have all owner emails at this time, we will include the letter this time with emailed and mailed statements. This capability provides a much timelier way of communicating with the owners.
- d. Ann has sent out, on behalf of the BIM Committee, the reminder letters regarding properties that aren't being maintained properly. We have been receiving responses – some happy, some frustrated, and some very irritated

Submitted by Pete Glee, General Manager

3. Other Standing Committee Reports:

- a. Finance Committee – James Ablett – The Finance Committee has not had a formal meeting recently. James has spent considerable time reviewing the financials without committee participation. James presented a “Forecast of Operating Results to June 30th” for review by the Board. The MLHOA has not had a good year due to an unusual amount for street sweeping, Biggy's charge for “Clean-Up” day, weed management and water/flooding issues. The MLHOA has only moved \$30,000.00 of the \$60,000.00 road reserves levied for the 2022 fiscal year. James expects the July 1st assessment collection, and the Christensen foreclosure will facilitate the transfer of the last \$30,000.00. When the current Term Certificate comes up for renewal, James would like to see the MLHOA add this 2022 Reserve Contribution of \$60,000.00 to it. James would also like to see monthly funding of the 2023 fiscal year \$5,000.00 contributions on a timely basis.

Clarification was provided regarding the finance charges for the Meadow Lake Golf Course (Tracy) stating amounts were presented to the Court as a balance due not accruing monthly awaiting a judgment. While the current owners of the

Meadow Lake Golf Course (Waters) are assessed finance charges. Question from the owners wanting to know if the increase in dues will stabilize the budget.

MOTION: Steve Spotts moved to accept the financials and Kathy O'Connor seconded. Motion passed.

- b. **Architectural Review Board (ARB)** - ARB members are Stephen Spotts, Chair, Linda Jarrendt, Connie Hitchcock, and Bill Milner. See below agenda item regarding ARB new member.

New Construction – Updated from Annual Meeting Report

A. There are currently 13 home construction projects approved or under way:

- **Teal Home.** Lot MW-56, 227 Gleneagles Trail. Awaiting some painting, the pavement of the driveway, and landscaping to be completed by June 30th, 2022.
- **Thomas Home.** Lot R-21, 253 Pine Valley Loop. No Update.
- **Gouw Home.** Lot A-16, 104 Oakmont Loop. Landscape work proceeding to be completed by June 30th, 2022.
- **NuWest Builders.** Lot S-01, 1045 St Andrews Drive. Notified as won't be completed by June 3rd, 2022. No update on Landscaping.
- **Highwest Construction.** Lot S-03, 100 Inverness Court. No Update. Projected completion date August 19th, 2022.
- **Percoski/Collins Home.** Lot R-20, 257 Pine Valley Loop. Landscaping reviewed and approved. Awaiting light post and fixture ordered by HOA.
- **Wick Home.** Lot R-60, 117 Oakmont Loop. Notified they have gone by completion date. Construction is progressing. No landscaping started.
- **Hodges Home.** Lot R-20, 257 Pine Valley Loop. No Update. Projected Completion date August 18th, 2022.
- **Bogan Home.** Lot MW 68, 359 Gleneagles Trail. No Update. Projected completion is September 7th, 2022.
- **Berger Home.** Lot MW-143, 272 Gleneagles Trail. No Update. Expected Completion Date August 2nd, 2022.
- **Richards Home.** Lot MW-64, 327 Gleneagles Trail. No Update. Expected Completion Date August 31st, 2022. Construction on schedule.
- **Hansen/Marsh Home.** Lot R-25, 237 Pine Valley Loop. Project Start November 23rd, 2021. Projected completion is November 23rd, 2022. Construction is in progress.
- **County 7 Builders.** Lot MW-151, 174 Gleneagles Trail. No Update
- **Rossiter Home.** Lot MW-137, 346 Gleneagles Trail. ARB Approved. No Start date at this time.
- **Joern Home.** Lot MW-050, xxx Gleneagles Trail. ARB Approved, Project started June 14th, 2022

1. **New Remodels/Repair/Painting and Re-landscaping** – 1 Property

- **Moore Home. Z-48, 844 St. Andrews Drive.** Exterior Painting of home completed. Awaiting completion of the painting of the pavilion and the landscaping.

Submitted by Pete Glee for Stephen Spotts – ARB Chair

MOTION: Kathy O'Connor moved to accept the ARB report and Lance Lynch seconded. Motion passed.

- c. **Beautification, Improvement and Maintenance Committee (BIM) - BIM** members are Jo-Ann Cate and Patty Epplesheimer co-chairs, and Malinda Iskiyan. We co-sponsored a Clean Up Day with the Social Committee on May 14th. It was great to see the response from the community and Vacatia. We had about 30 owners that participated in getting their yards in order. Thanks to the MLHOA for providing plastic bags, water, and arranging with Biggy's for picking up the debris on Monday. There was so much trash it took Biggy's two days to pick it up! Thanks to Vacatia for providing morning treats, and pizza and beer in the afternoon to celebrate. We hope to make this an annual event and get more homeowners involved. Malinda and Patty did a drive around checking yards to follow up on the letter, that was previously sent out. This letter included a fine if properties were not cleaned up by the end of June. Due to wet weather, JoAnn did not get to survey the back sides of the homes on the golf course. She has since followed up individually with those owners. With the amazing rainfall we had in the last week, our fears of the drainage ditch on St Andrews overflowing were realized. Kelly's property across from the MLHOA office was flooded by 6:00 AM! Pete contacted the company that was going to run a camera through the pipe to see where it was plugged. Some of the pipe is broken and plans are in place to repair it as soon a contractor can be decided.

MOTION: Steve Spotts moved to accept the BIM report and Jeff Brodie seconded. Motion passed.

- d. **Social Committee Report** – Tom McElwain Chair – report given by JoAnn Cate as co-chair.
 - 1. Clean up Day was held May 14 in conjunction with BIM Committee.
 - a. Worked well, thanks to MLHOA for arrangements to pick up trimmings, etc., plastic bags and water!
 - b. Thanks to Vacatia for kickoff treats and pizza and beer to celebrate our hard work!

- c. Twenty-five to thirty owners took advantage of the opportunity to cleanup.
 - d. We need to work on getting all homeowners involved as there are many lots that don't meet either the MLHOA CCR's or requirements of a safe Urban/Wild Land Interface.
2. The Yard Sale/Picnic was cancelled because only 4 residents indicated an interest in participating. The event will be considered again in the future.
3. The 11th Annual Rib Fest is scheduled for Saturday, August 13th. Arrangements are underway.
 - a. BYOB, Chairs
 - b. Music by Billy Angel and Davy
 - c. Price raised from \$15 to \$20
4. The Annual Holiday Party hosted by JoAnn Cate and Joel Crosby at her home is scheduled for Wednesday, December 28.
 - a. BYOB and snacks
 - b. Music by Billy Angel and Davy.
5. With the Meadow Lake Bar and Grill reopening, we will plan events which were cancelled during the Pandemic.
 - a. St. Patrick's Day
 - b. Cinco de mayo
 - c. Winter Bon Fire
6. The committee is discussing initiating a newsletter that would help keep owners informed, connected and in compliance. More news to follow.
7. The Committee is grateful that there is a now an e-mail list for all homeowners!
8. Kathy O'Connor has worked with Ann Stephens to upgrade the welcome package to help new owners learn more about Meadow Lake and give local businesses a chance to introduce themselves.
9. The committee is working with Mountain Watch Phase II and Meadow Lake West HOA's for equitable and fair agreement to participate in Meadow Lake Social events.
10. Appreciate any suggestions from the Board on how to make Meadow Lake an even better place to live!

MOTION: Jeff Brodie moved to accept the social report and JoAnn Cate seconded. Motion passed.

- e. Community Operations and Protective Services (COPS) Committee Report – Pete Glee. The COPS Committee has not met in several months. Items for discussion included the painting of speed bumps has been accomplished and a painted 15 MPH sign will be painted on the street at 4 locations. Resident of Whisper Village

has requested that a speed bump be placed on Oakmont Loop. Residents on St. Andrews would like to have another speed bump placed on the downhill road by the playground area. After discussion regarding the placement of the speed bumps the Board will let the MLHOA office decide where to place the speed bumps and instructed the MLHOA office to have this done as soon as possible. Kathy O'Connor remarked on the new signage that Vacatia has installed near the hotel.

MOTION: Steve Spotts moved to accept the COPS report and to place three (3) speed bumps at locations yet to be decided. Kathy O'Connor seconded. Motion passed.

4. Election of Board Officers

- a. President – James Ablett
- b. Vice President – Steve Spotts
- c. Secretary – Jeff Brodie
- d. Treasurer – Kathy O'Connor

MOTION: JoAnn Cate moved to ratify the board officers as noted above and Kathy O'Connor seconded. Motion passed.

5. Committee Appointments –

- a. Appointment of Sam Iraggi to the ARB Committee.

MOTION: Kathy O'Connor moved to appointment Sam Iraggi to the ARB and Steve Spotts seconded. Motion passed.

- b. Appointment of Ann Stephens and Sam Iraggi to the CC&&R's and By-Laws Committee

MOTION: Kathy O'Connor moved for the appointment of Ann Stephens and Sam Iraggi. Steven Spotts seconded. Motion passed.

6. Appointment of New Committee Chair

- a. ARB – Steve Spotts, Chair
- b. BIM – Co-Chair JoAnn Cate and Patty Eppelsheimer
- c. COPS – Lynn Zanto, Chair
- d. Social – Tom McElwain, Chair
- e. Finance – James Ablett
- f. Community Amenities

7. **Strategic Plan** – After discussion regarding what the Plan is intended to accomplish it was decided that Annex A – Vision and Goals would not change. Changes to the Annex B are as follows:

- a. Update FY 2021-2022 to FY 2022-2023
- b. Remove NextDoor in Item 4 and replace with MailChimp – Admin
- c. Rewrite Item 6 to read: Establish a formal entrance to the Mountain Watch neighborhood with a bulletin board at Meadow Lake Drive and Gleneagles Trail. – BIM
- d. Change Mountain Watch in Item 6 to Tamarack Heights. – Admin
- e. Change Item 8 to read “Continue to coordinate with Meadow Lake entities for the use of on-site facilities serving all members – Admin DONE

MOTION: Steve Spotts moved to accept the Strategic Plan as discussed and Jeff Brodie seconded. Motion passed.

8. Selection of Board Meeting Dates

- a. September 27, 2022
- b. December 6, 2022
- c. March 14, 2023
- d. June 3, 2023, Annual Meeting
- e. June 27, 2023

Other Items:

1. Barb Riley suggested that the MLHOA use Tamarack Heights instead of Mountain Watch in the future. Mountain Watch was a marketing tool, not the platted official name.

MOTION: Lynn Zanto made a motion to adjourn the meeting at 11:56 and Steve Spotts seconded. Motion passed.

Recorded by Ann Stephens and Pete Glee

Approved:

James Ablett, President

ACTION: Pete will post on the web site, bulletin boards, and the quarterly dues statements; a notice soliciting for anyone interest in serving on a CC&R's and By-Laws rewrite committee, to contact the MLHOA office

ACTION: Pete will follow-up with Schellinger Construction regarding mailboxes for Gleneagles once construction plans have been initiated. BIM involvement

ACTION: Continue follow up with Clearwater Contracting regarding camera of drainage on Gleneagles. BIM involvement

ACTION: Continue follow up of drainage on St. Andrews Drive. BIM involvement

ACTION: Follow up quarterly billing letter requiring email address for billing for the fourth quarter. MLHOA Office

ACTION: Call for COPS meeting to discuss speed bumps on Oakmont Loop and St. Andrews Drive. COPS and MLHOA

ACTION: Formation of CC&R's and By-Laws Committee and Charter. MLHOA Office

ACTION: Update Annex B of the Strategic Plan. MLHOA Office

ACTION: Update Meeting Schedule on the web and bulletin boards. MLHOA Office

ACTION: James requested Board action increasing finance charge to 15% from 10% currently be moved to the next board meeting. MLHOA Office

ACTION: MLHOA Manager will initiate bank signature authorizations. MLHOA Office.