



**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
Lance Lynch, Director
Pete Glee, General Mgr.

**Board of Directors Meeting Minutes
Tuesday, 21 March 2023, 10:00 am
MLHOA Office and Via ZOOM**

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

Call to Order:

The meeting was called to order at 10:00 by James Ablett. James asked for any changes to the agenda. No changes were noted.

Information:

1. President's Report – James Ablett

James noted that he has been working diligently on the financials and will speak at length later in the meeting. James will be spending more time in the valley now that the new year has started.

2. Public Comments

James called for Public Comment. Barb Riley requested her comments be deferred to later in the agenda.

Discussion and Action:

3. Approval of Minutes of Previous Meeting.

MOTION: Jeff Brodie moved to approve the minutes of 13 December 2022 and Kathy O'Connor seconded. Motion passed.

4. Manager Update and Action Items from the 13 December 2022

ACTION: Pete will contact a road reserve specialist and revisit the road reserve study – I've contacted Association Reserves and they can be available to conduct an onsite review, later in July or in August. Presently they and I are looking for other clients that they could combine with this review, which would allow the travel, hotel, and meals to be shared. There is also the option to have a local certified engineering firm do the onsite and submit this to Association Reserves to generate the study results and projections.

ACTION: Pete will email a copy of the current road reserve study to board members that would like to review the study – I hadn't noted which of the Board members wanted the report, so I sent it to the full Board on March 15th.

ACTION: Pete will initiate a contract purchasing mailboxes and bulletin board for Gleneagles and Meadow Lake Drive not to exceed the \$13,366.00 bid. The BIM Committee is meeting on March 23rd and will review the input from Kevin Malloy representing Schellinger Construction regarding where their mailboxes might go. I met with Mr. Malloy to discuss this, and their initial response was to put all the mailboxes at the corner of Gleneagles Trail and Meadow Lake Drive. They offered to review and send a design, which they did. Their proposal is to have 150 mail slots and 30 parcel lockers all in a row, housed in 12 CBU's, which would stretch 35 feet. This design would appear to be very daunting and would produce a very congested traffic area. It would seem beneficial to safety, traffic flow, and appearance to have these broken up into 2 separate locations, with one being close to the intersection of Gleneagles Trail and Oakmont Lane.

Current Update:

Evergreen Disposal Possible Damage to Gleneagles Trail Drainage – We are still awaiting payment from Evergreen Disposal regarding this event. I followed up with them and they have evidently submitted this claim to insurance. I received confirmation from their insurance company that they have sent the claim check.

St. Andrews Drive Drainage update – As reported at the last meeting; Clearwater Contracting did not have an opening to schedule the work before freeze-up and Cutting-Edge Excavation was not able to adequately work on exposing the drainage system due to the density of the utilities. The project was put on hold till spring. I have contacted Clearwater Contracting for an onsite review meeting to

review the project and update their bid if necessary. Cutting Edge said they would be willing to put the ditch back together as built with improvements, if all the material was removed, which would be the scope of what Clearwater Contracting would do, if they didn't want the whole project. I have an onsite review meeting with Clearwater Contracting on Monday, March 27th.

Tamarack Meadows - Meadow Lake Northwest – The Columbia Falls City Council has approved the preliminary plat for Tamarack Meadows with 25 conditions. Schellinger Construction is now in the final design phase and working to meet the conditions set.

The CC&R's Rewrite Committee – They have scheduled their first meeting March 26th.

Office:

1. The Board motioned and approved the appointment of Ann Stephens to the BIM Committee.
2. MailChimp continues to be utilized for the monthly Meadow Lake Happenings newsletter.
3. Diane Craft, the MLHOA bookkeeper has moved into the extra office, which gives Ann and her separate work areas. This will serve to be very helpful in utilizing Wednesday's for both she and Ann to be in the office if need be. Going into the busier summer months, this will allow for scheduling committee meetings that require a ZOOM option.
4. All three office computers have undergone maintenance and upgrading to solid state and Windows 10. The larger monitor (41 inches) that was purchased for the conference area has been a big help.
5. The 5-year office lease is due for renewal this July. Having contacted Will Steck to see if there would be an option again for the MLHOA office to be in the hotel, he responded that nothing was available for a 5-year lease. I reached out to Barb, regarding space in her building, and she responded there wasn't. The MLHOA will send a certified letter to Mr. and Mrs. Sloan notifying them that the MLHOA will be exercising its option to renew the lease for another 5 years.

Submitted by Pete Glee, General Manager

MOTION: Steve Spotts moved to approve the Manager's Report as presented and Lance Lynch seconded. Motion passed.

Discussion: Barb Riley recommended the mail boxes be placed according to the preliminary plat. Barb also felt it was important the MLHOA office remain on site.

5. Other Standing Committee Reports:

MEADOW LAKE COUNTRY CLUB ESTATES FINANCIAL COMMENTARY FOR THE BOARD MEETING ON MARCH 21, 2023

(prepared by James Ablett)

I have reviewed the comparative Balance Sheet as of February 28, 2023, and the comparative Statement of Profit & Loss, for the eight-month period ended February 28, 2023.

These Reports are derived from the Quick Books back-up prepared by Diane Craft on March 8, 2023.

DISCLAIMER: I have reviewed the Quick Books accounts provided to me by the MLHOA Office in detail, but without access or examination of any of the source documents. Therefore, I cannot attest to the accuracy or completeness of the accounting records.

I have done minor edits to the Quick Books file as provided to correct coding errors identified, make the comparable 2022 accounts more accurate with minor dating modifications, and to provide a more meaningful presentation to the Board. I see no anomalies or unusual items in operating expenses; all amounts are within the range of my expectations.

Legal Fees Potentially Recoverable

On the Balance Sheet I have created an asset account called Legal Fees Potentially Recoverable. Before I moved the \$18,176.50 to this account, the amount was on the Profit & Loss Statement as a charge against income in the "Reimbursements" account.

This consists of additional Legal Fees we have incurred for the Meadow Lake Golf Resort, Inc. (MLGRI) issue (\$17,261.25) during the appeals process, and the carry forwards from the Christensen issue (\$955.25). They have not to date been billed back to Accounts Receivable in the accounts, as their collection is not yet certain.

At the same time, I didn't want them to distort the bottom line by charging these to expenses when the legal process in the MLGRI case appears to be heading in our favor.

Last week's confirmation of our win of the MLGRI case at the District Court level makes the collection of a majority of the MLGRI amount more likely; our attorney is in the process of submitting to the Court for the reimbursement of our fees incurred in MLGRI's appeal. The District Court has awarded us reasonable attorney fees at this level as well. I assume the \$17,261.00 continues to grow! Hopefully, the Christensen amount should be recoverable at some point as well.

Potential Impact on our Accounts of the MLGRI Litigation

I don't think it's too soon to take a look at the impact a positive result in the MLGRI case could have on the MLHOA accounts, if he does not appeal to the Montana Supreme Court (or we win then and are able to collect the amounts).

The District Court has confirmed the Justice Court's decision as follows:

Principal amount/fees (HOA carrying amount \$8,531.00)	\$15,168.00
Attorney fees	<u>\$48,000.00</u>
	\$63,168.00

With Judgements in hand, I hope we are now able to collect from the current golf course Owners their outstanding Assessments

As per February 28, 2023 Accounts Receivable	\$ 8,485.00
Potential Cash inflow	<u>\$71,626.00</u>

After we reverse the Allowance for doubtful accounts, we are carrying on our books of \$14,909.00, the impact on our current surplus is \$69,543.00.

On top of that, we can hope that the District Court awards us all or the majority of the \$17,261.00 discussed above (while I took these legal expenses off the P&L, it still represents Cash back to us).

All told, if things go our way, we are looking at a potential cash influx of close to \$80,000.00.

As the District Court's ruling was dated March 2, 2023, I assume the 30 days for the MLGRI to Appeal to the Montana Supreme Court runs to April 1, 2023.

MOTION: Kathy O'Connor moved to approve the Financial Report as presented and Jeff Brodie seconded the motion. Motion passed.

Discussion: James is working on the 2023-2024 budget for presentation to the general membership at the annual meeting. The proposed budget should be available to the board for review in the next couple of weeks after some issues are finalized. Barb asked about the agreement with Vacatia, there is no formal agreement at this time. Paul Jaspar congratulated James on the financials.

a. Architectural Review Board

1. ARB Members – Stephen Spotts, Chair; Linda Jarrendt, Connie Hitchcock, Bill Milner, and Sam Iraggi.

2. New Construction –

A. There are currently nine home construction projects under way:

- **NuWest Builders.** Lot S-01, 1045 St Andrews Drive. The exterior inspection was completed in December, with final landscaping to be completed by 30 June 2023.
- **Wick Home.** Lot R-60, 117 Oakmont Loop. Project Start Date July 19, 2021. Exterior inspection was completed in December 2022.
- **Bogan Home.** Lot MW 68, 359 Gleneagles Trail. Project start date was 7 September 2021. Exterior inspection was completed in December of 2023. Landscaping to be completed by 30 June 2023.
- **Berger Home.** Lot MW-143, 272 Gleneagles Trail. Project Start Date 2 August 2021. Exterior inspection completed in August with 2 issues remaining to be cleared up.
- **Richards Home.** Lot MW-64, 327 Gleneagles Trail. Project Start Date 31 Aug 2021. Exterior inspection was accomplished in October. House has sold to a new owner with landscaping to be completed by 30 June 2023.
- **Hansen/Marsh Home.** Lot R-25, 237 Pine Valley Loop. Project Start 23 November 2021. House has not been completed. ARB went to home the home in December but did not approve the exterior as due to weather the painting and other exterior finishing was on hold till spring.
- **Rossiter Home.** Lot MW-137, 346 Gleneagles Trail. Project Started July 26, 2022. The excavation contractor encountered large boulders in

the basement area and work was suspended. Work on the project resumed in late January. Presently the footings are formed and poured, and the work continues.

- **Joern Home.** Lot MW-050, 159 Gleneagles Trail. Project started June 14, 2022. Scheduled completion date is 14 June 2023.

B. There are four home projects that are currently being planned or under review.

- **County 7 Builders.** Lot MW-151, 174 Gleneagles Trail. Project suspended.
- **Thein Home.** Lot MW-051, 159 Gleneagles Trail.
- **Adams Home.** Lot MW-069, 365 Gleneagles Trail.
- **Mironuck Home.** Lot MW-077, 1287 Oakmont Loop.
- **Anderson Home.** Lot MW-145, 248 Gleneagles Trail.

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

- **Moore Home.** Exterior Painting. Colors reviewed and approved. Additional landscaping to be completed by 30 June 2023.

4. Completed Remodels/Painting – None

Submitted by Stephen Spotts – ARB Chair

Motion: Kathy O'Connor motioned to accept the ARB report as presented and Jeff Brodie seconded. Motion passed.

Discussion: Kathy wanted to know what happens to a new owner that has not completed the build in a timely manner. Steve shared the fine schedule with the board and those present.

b. Beautification, Improvement and Maintenance Committee (BIM)

BIM members include JoAnn Cate and Patty Eppelsheimer co-chairs, Malinda Iskiyan and Ann Stephens.

Over the winter months the committee has been re-evaluating the tools and processes we've set up to determine how it could be more efficient. Patty Eppelsheimer has agreed to producing future letters to take this task off the desk of the MHOA office.

The committee thanks the board for approving funding of the mailboxes for Gleneagles Trail not to exceed \$13,366.00. This project will commence in the spring of 2023.

The committee continues to work with local ML resident, Steve Liberatore, developing a comprehensive plan to clean up and maintain the various common areas throughout the Meadow Lake Community.

The committee is currently working with the Social Committee to plan the second Thin and Trim Clean-up weekend on April 29 & 30 of 2023. This was very successful last year in encouraging homeowners to clean up their own properties, making them more fire safe as well as nicer looking.

A letter has been prepared to be included in the 2nd quarter billing to all homeowners reminding owners that BIM will be having their first “drive around” on June 5th. The committee will be checking to see that landscaping and trees surrounding each property are being maintained, weeds are under control and bushes are trimmed and maintained.

Submitted by Patty Eppelsheimer

Motion: Steve Spotts moved to accept the BIM committee report as presented and Jeff seconded. Motion passed.

Discussion: MLHOA is currently looking at the proposed budget to see what monies will be available to allocate to the common areas.

c. Social Committee – Submitted by Tom McElwain

The Social Committee continues to meet monthly with a few exceptions. With ZOOM it is easy to include members who are out of town. Many thanks to Pete and Ann for working with our schedule to make that available!

The Twentieth Annual Meadow Lake Christmas Party, December 28, hosted by JoAnn and Joel was again a big hit despite the weather!

The 3rd monthly newsletter “Happenings” was distributed by e-mail February 27th. JoAnn has solicited interesting and informative information/articles to keep readers (homeowners) in the loop and fill a real need to keep neighbors connected! Many thanks go to JoAnn and all contributors. Hopefully the MLHOA Board can take advantage of this tool to serve the community even better!

March 17-St Patrick’s Day Party in cooperation with the Meadow Lake Bar and Grill Chaired by Shannon Schardt.

April 29 & 30-Trim and Thin Weekend lead by BIM Committee with Social Committee doing publicity and working with Meadow Lake Bar and Grill for pre and post events. Kathy O'Connor leading that effort.

June 24-Community Garage Sale-Chaired by Karen Grossheider

August 16 (Wednesday)-Rib Fest Chaired by Tom McElwain

Upcoming Activities:

Fun Run- Suggested and proposed by resident Jeff Brodie. Jeff will organize the event and asks that the Social Committee help on the day of the run. Pete is checking out the need for event insurance in addition to the liability policies the MLHOA and Vacatia currently carry.

The Social Committee has volunteered to help with the Annual Meeting to be held Saturday, June 3rd.

Ice Skating and Nordic Skiing-The Social Committee will work with Meadow Lake/Vacatia next season to help publicize and support these activities.

The Social Committee will be working with the two Meadow Lake Community Independent HOA's to create a fair way their members can participate in events organized and sponsored by MLHOA.

Any suggestions from the BOD that can help the committee better meet its Charter are encouraged and welcomed!

MOTION: Kathy O'Connor motioned to accept the Social Committee report as presented and Steve Spotts seconded. Motion passed.

Discussion: Kathy indicated that the St. Patrick Day event at the hotel bar and grill was a success. Kathy is working with Vacatia to provide coffee and Danish and pizza and a small keg for the "Thin n' Trim" event in late April. Pete has been in contact with the insurance company for the Fun Run at a date to be decided but will check with other agencies. There will be no cost to participate in the fun run and Jeff is working on a tee shirt design.

d. Community Operations and Protective Services (COPS)

North Star reported 61 recordable events from December 2022 to March 2023.

That brings the total number of events thus far from July 1st to 237. These events continue to range from open garage and vehicle doors, suspicious

vehicles or persons, vehicles/trailers parked overnight on the roads, and a couple miscellaneous items.

Dogs off leashes are still a difficult problem to resolve. One owner along Meadow Lake Drive does so often while in Meadow Lake. They have been identified and will be receiving a letter. Anyone having ideas as to how to better resolve this within the MLHOA's CC&R's and Community Standards is asked to share this with the office.

Respectfully submitted, Pete Glee, General Manager

MOTION: Lance Lynch motioned to accept the COPS report as presented and Steve Spotts seconded. Motion passed.

e. Community Amenities – Pete Glee reported meetings are continuing regarding Hucklebear Park. Nothing to report at this time.

MOTION: Kathy O'Connor motioned to accept the Community Amenities report as reported and Steve Spotts seconded. Motion passed.

6. Review of Board Meeting dates – no change noted.

7. Review and approve Election Committee. The committee consists of Patty Eppensheimer, Hank Beebe and Mike Schardt. Kathy O'Connor motioned to approve the Election Committee as presented and Steve Spotts seconded. Motion passed.

8. Review and approve Building Standards. Discussion was held regarding the changes made to the document, Pete indicated that changes reflected administrative updates, cleaning up, etc.

Discussion: Barb disagreed that the Building Standards could be updated without going to the general membership. Kathy suggested a summary sheet be prepared and presented before the changes were approved.

MOTION: James Ablett motioned to approve the Building Standards as presented and Lance seconded. Motion passed.

Other Items: Mr. Kessler wanted to know if there was an agreement on amenities, who is responsible for maintenance of the web site and could the office work towards a time frame for posting of minutes.

MOTION: Kathy O'Connor motioned at 12:04 to adjourn the meeting and Steve Spotts seconded. Motion passed.

Ann Stephens/Pete Glee