



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

Connie Hitchcock, Director  
Lynn Zanto, Director  
Lance Lynch, Director  
Pete Glee, General Manager

Board of Directors Meeting Minutes  
Tuesday, 27 June 2023, 10:00 am  
MLHOA Office and Via ZOOM

**Attendance:** Board Members James Ablett, Kathy O'Connor, Jeff Brodie, Lance Lynch, Steve Spotts and Connie Hitchcock were present in the MLHOA Office. Lynn Zanto was absent. Pete Glee and Ann Stephens were present at the MLHOA Office. There was 1 owner admitted to the meeting via ZOOM.

**Call to Order:** James Ablett called the meeting to order at 10:00 am. James asked for any changes to the agenda. No changes were noted.

**Information:**

1. President's Report – James Ablett

James reported this is his last meeting as President of the Board, he has served his two terms as limited by the By-Laws.

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:** Steve Spotts moved to approve the minutes of 21 March 2023 and Kathy O'Connor seconded. Motion passed.

4. Manager Update on Action Items from March Meeting

1. The litigation with Golf Course, Inc has been settled. MLHOA has received its first check for the major portion of the reimbursement for the expenses it incurred. The remainder should be forthcoming.

2. An update to the Road Reserve funding has been scheduled for this fall. Association Reserves will again provide an onsite evaluation and generate a report of its findings and recommendations.
3. The pothole repair and crack sealing for the roads in Meadow Lake are still out for bid and will be completed this summer.

#### **ARB –**

1. Several of the new building projects are scheduled to wrap up by June 30<sup>th</sup>. Some are still plagued with contractor or material delays. The ARB is stepping through each of these individually, to determine if fines are to be assessed.
2. One new house project started this month of June. It is on Gleneagles Trail.

#### **BIM -**

1. The Columbia Falls Post Office has approved the placement of the mailboxes on Gleneagles Trail for Tamarack Heights. Mailboxes and a bulletin board have been ordered and the concrete slab will be poured, the first week of July. The post office will move all Tamarack Heights residents currently receiving mail at Meadow Lake Drive area CBU's to the new boxes.
2. St. Andrews Drive drainage project has been completed.
3. The CC&R committee met, and the next scheduled meeting is 29 June 2023.
4. The BIM Committee scheduled their first inspection of property on the 5<sup>th</sup> of June 2023 for review of required landscape maintenance including landscaping and trees surrounding each property is being maintained, weeds are under control and bushes are trimmed and maintained. Over 100 letters have been sent out to owners and several owners have met with the committee members. Another inspection of the property is scheduled for the first week of July.

#### **Social –**

1. The Garage Sale scheduled for 6/24 was cancelled due to lack of at least 10 participants.
2. The Social Committee continues to meet monthly throughout the summer.
3. The “Ribfest” is the next event they continue to plan for. It is on August 16<sup>th</sup>. Watch for notices and the start of ticket sales.
4. The Fone Run will follow on the 9<sup>th</sup> of September. Jeff Brodie is the chair for that event.

#### **COPS –**

1. The North Star Security will continue to serve Meadow Lake, in the second year of their 2- year contract.
2. I feel they are making a difference in Meadow Lake, as I hear of theft and vandalism going on in other sub-divisions.

#### **Community Amenities –**

1. Vacatia has stopped selling the 1-year Vacatia Plus Timeshares memberships here in Meadow Lake. They cited it was not a good fit for this property. Lance Lynch and Will

Steck will continue to work on an alternative, that would once again give the property owners in Meadow Lake access to the amenities on site.

Submitted by Pete Glee, General Manager MLHOA

**ACTION:** Pete to poll homeowners to see what they would like to do with the gazebo.

**ACTION:** BIM would like the MLHOA to remind owners that the members of the BIM are volunteers and not harass them when viewing their properties.

5. Other Standing Committee Reports:

a. Finance Report - James Ablett

James reported the Tracy/golf course case had been successfully awarded to the MLHOA. James is expecting to see a large amount of this award be transferred to the road reserves this year. James stated there will be approximately \$10,000.00 due from the current owners of the golf course due the 1<sup>st</sup> of July 2023. Unexpected expenses include the St. Andrews drainage and additional speed bumps in the community.

6. Review & approve Board Meeting dates for 2023-2024. The following dates were approved after much discussion and board members checking their phone calendars.

September 27, 2023 at 10:00 am

December 13, 2023 at 10:00 am

March 26, 2024 at 10:00 am

June 25, 2024 at 10:00 am

Annual Meeting 1 June, 2024

**MOTION:** Steve Spotts moved to approve the board meeting dates above and Connie Hitchcock seconded. Motion passed.

7. Review and approve Annex A and Annex B of the Strategic Plan

Annex A has no change except to correct the dates at the top of the page. Annex B should be amended to eliminate numbers 3 as it is no longer feasible. There were a couple of minor changes.

James would like to add a new initiative to promote community proxy participation.

Several options were discussed for better participation to include mass emailing, door knocking and sending out proxies earlier in the year.

**MOTION:** Kathy O'Connor moved to approve the changes to Annex B and Lance Lynch seconded. Motion passed.

8. Review email from Barb Riley regarding old website -Pete Glee informed the board that the MLHOA has their own domain and was no longer using the MeadowLakeMontana.com domain

and would like to discontinue usage. Barb Riey opposes the decision as it is a landing page for several Meadow Lake Resort entities. James tried the domain and reported that several of the links were broken. It was decided to keep the MeadowLakeMontana.com domain as a landing page only and the MLHOA would not be responsible for maintenance. See attached email chain.

9. Election of Board Officers – James called for the election of officers for the Board of Directors for the next year. After discussion the following officers were elected.

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

10. Review Community Amenities and COPS Committee

Pete Glee requested the Board consider retiring the Community Amenities and COPS Committee. After Board discussion it was approved to keep the COPS Committee and retire the Community Amenities Committee.

**MOTION:** Steve Spotts moved to approve the retirement of the Community Amenities Committee but keep the Community Operations and Protective (COPS) Committee and Jeff Brody seconded. Motion passed.

11. Review current web site – Pete shared the difficulty of our web site as not being user friendly for the office. This will be a topic for discussion later.

12. Review and approve Social Committee Charter

**MOTION:** Steve Spotts moved to approve the Social Committee Charter as presented and Lance Lynch seconded. Motion passed.

13. Adjournment

**MOTION:** Steve Spotts moved to adjourn the meeting and Kathy O’Connor seconded. Motion passed.

From: Barb Riley <barb@purewestmt.com>

Meadow Lake HOA Manager <hoamanager@ml-hoa.com>, Ann

To: Stephens <hoaoffice3@gmail.com>, 'Barb Riley' <barbr@meadowlakerealestate.com>, Barb Riley <barb@purewestmt.com>

Date: 6/13/2023 11:45 AM

It was in minutes of a board meeting that authorized the website and the terms by which it would be managed. Dates were pre Bruce as general manager. Meeting took place in the real estate office conference room. There was a sub-committee that did the work at the direction of the board. I don't recall if Mark Galbraith was acting as a quadri-manager at that time or not.

I will see if I still have digital copies of any of the information. I won't be able to search this out until early next week at best.

Barb Riley

Sent from my T-Mobile 5G Device

----- Original message -----

From: Meadow Lake HOA Manager <hoamanager@ml-hoa.com>

Date: 6/13/23 11:10 AM (GMT-07:00)

To: Barb Riley <barb@purewestmt.com>, Ann Stephens <hoaoffice3@gmail.com>, 'Barb Riley' <barbr@meadowlakerealestate.com>

Cc: Meadow Lake HOA Manager <hoamanager@ml-hoa.com>

Subject: Re: MeadowLakeMontana.com Domain

Barb,

Ok, thanks for your perspective on this. Please provide the documentation to substantiate these requirements of this MLHOA, as I must have missed this in the CC&R'S and By-Laws.

Thanks,

-pete

**From:** Barb Riley <barb@purewestmt.com>

**To:** Meadow Lake HOA Manager <hoamanager@ml-hoa.com>, Ann Stephens <hoaoffice3@gmail.com>, 'Barb Riley' <barbr@meadowlakerealestate.com>, Barb Riley <barb@purewestmt.com>

**Sent:** 6/13/2023 9:26 AM

**Subject:** RE: MeadowLakeMontana.com Domain

The site was a community decision for a one-stop place for all Meadow Lake info. The HOA was tasked with maintenance. You can choose a different email alignment, but the website itself must remain.

Until you have a formal vote from ALL the corporate and community partners, termination of the obligation to host the website is not a decision that can be dictated by HOA management.

The HOA represents ALL entities in dues, but does not get to operate in a vacuum. Social media and internet searches put Meadow Lake on the map. The site that has become synonymous to the community; it is not a piece of paper that can be tossed.

Barb Riley

Sent from my T-Mobile 5G Device

----- Original message -----

From: Meadow Lake HOA Manager <hoamanager@ml-hoa.com>

Date: 6/13/23 8:05 AM (GMT-07:00)

To: Ann Stephens <hoaoffice3@gmail.com>, 'Barb Riley' <barbr@meadowlakerealestate.com>

Cc: Meadow Lake HOA Manager <hoamanager@ml-hoa.com>

Subject: MeadowLakeMontana.com Domain

Barb and Ann,

It is the MLHOA's intent to move completely off of the meadowlakemontana.com domain and the use of its emails by the end of July. If you wish to continue the domain and utilize the emails assigned to Water and Sewer, and the hosting of the sub associations websites, you will need to have them transferred accordingly. I'll double check but I'm pretty sure Trina sends the support and renewal invoice in September, but at that point she has already paid them and we just reimburse her.

Thanks,

-pete

