



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

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

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

Board of Directors Meeting Minutes - Proposed
Wednesday, 13 December 2023, 10:00 am
MLHOA Office

Attendance: Board Members Steve Spotts, Kathy O'Connor, Jeff Brodie, Connie Hitchcock, and James Ablett were present in the MLHOA Office. Lynn Zanto and Lance Lynch were absent. Pete Glee, Ann Stephens, Brent Lachenmaier and Barb Riley were present at the MLHOA Office. One member was able to connect to ZOOM.

1. Call to Order: Steve Spotts called the meeting to order at 10:00 am. Steve asked for any changes to the agenda. No changes were noted.

2. Public Comments – Steve called for public comment. Brent Lachenmaier reported he had spoken with TJ Thinning regarding snow plowing and Mr. Gouw regarding other issues.

Discussion and Action:

3. Approval of minutes of previous meeting of 27 September 2023. Pete Glee asked for the Manager's Report to be corrected to show Bad Rock Excavation had submitted a bid for snow plowing, not Patrick Morrissy.

Motion: Kathy O'Connor moved to approve the minutes of 27 September 2023 with changes as noted and Jeff Brodie seconded. Motion passed.

4. Manager Items Update from September 2023 Board Meeting and Current Update

ACTION: Pete will send out an email to the Board regarding the donation so this decision will be read into the minutes of the December 2023 meeting. [Completed and will be read into the minutes during corresponding Agenda item.](#)

Current Update:

Mailboxes for Gleneagles Trail - The mailbox CBU's and bulletin board have been installed and are being used. The three homes on Oakmont Lane did not get moved from the old CBU's at the foot of Meadow Lake Drive, so will be working with the Postmaster to have that issue resolved by the Board Meeting.

Snow Removal Contract - The snow contractor for this season is once again JD Thinning. The option for the use of a molasses-based ice melt was again reviewed. The potential for very high costs with this product overshadowed the benefits, and traditional sand was again chosen for this snowplow season. Please be aware of the snowplowing trucks and give them the right of way while they are plowing.

Road Reserve Study – Association Reserves was here on October 16th and assessed the roads in Meadow Lake and will update the Road Reserve Study. We should have the report before the December Board meeting. At the meeting, Pete added that the Reserve Study had just been received but was too late to have on the agenda for this meeting.

Drainage on St. Andrews- As reported at the last Board meeting the drainage work along St. Andrews Drive has been completed. The Timeshare sub-association and MLDC were asked to pay a portion of the cost of this work. MLDC has paid their portion, and the SAHA is reviewing their portion. They were asked to resolve the erosion issue on their respective properties to keep debris from reaching the roadway ditch.

Tamarack Meadows development – The MLHOA has not received any update at this time as to the progress of the Schellinger development called “Tamarack Meadows”.

Office:

1. Ann Stephens continues to work 3 days per week, and Diane Craft, our bookkeeper continues to work Wednesday's.
2. The computer that Ann uses developed a re-occurring Microsoft update problem. Due to the age of the computer, it has been replaced.

3. The transition from paper billing to emailed billing has been a big postage and time saving initiative. Only a handful of owners still prefer mailed statements and invoices.

Submitted by Pete Glee, General Manager

Motion: Jeff Brodie moved to approve the Manager's report and Connie Hitchcock seconded. Motion passed.

5. Other Standing Committee Reports:

a. Finance Committee - James Ablett reported he had completed a comparative Balance Sheet as of November 30, 2023 and a comparative Statement of Profits & Loss, for the five-month period ended November 30, 2023. These reports were derived from the Quick Books back-up forwarded to him from the MLHOA Office on December 4, 2023. James reported he did minor edits to the quick books file as provided to correct coding errors identified, make the comparable 2023 accounts more accurate with minor dating modifications and to provide a more meaningful presentation to the Board. James reported a check from the Meadow Lake Golf Resort, Inc judgment has been received and will be deposited into the road reserve account. A discussion was held regarding the stabilization account which will be deferred to the Finance Committee which will be meeting in January 2024.

Motion: Kathy O'Connor moved to approve the Finance Committee report and Connie Hitchcock seconded. Motion passed.

b. ARB Committee – Steve Spotts

Application and interpretation of the Meadow Lake building standards is the responsibility of the ARB, a committee of the MLHOA. The ARB's authority is derived from the MLHOA Declaration of Covenants, Conditions, and Restrictions (CC&Rs), the MLHOA's Bylaws, and its Charter as promulgated by the association's Board of Directors. The board's objective is to ensure that homes and other buildings constructed in Meadow Lake are aesthetically compatible with the natural landscape and the historical architectural patterns of the community.

1. **ARB Members** – Stephen Spotts, Chair; Linda Jarrendt, Connie Hitchcock, Bill Milner, and Sam Iraggi.
2. **New Construction Completions** –
 - A. There were 3 completed home construction projects this fall:

- **Berger Home.** Lot TH-143, 272 Gleneagles Trail. Home project completed.
- **Brega-Barnes Home.** Lot TH-67, 272 Gleneagles Trail. Home project completed.
- **Hanson/Marsh Home.** Lot R-25, 237 Pine Valley Loop. Home project completed.

3. New Constructions Active –

A. There are currently six completed home construction projects pending completion of final landscaping and inspection of recommended improvements:

- **Wick Home.** Lot R-60, 117 Oakmont Loop. ARB Approved landscaping completed. Further cleanup and restoration of the natural area fronting the property will continue in the spring. The Wick's are working with their landscaper for ideas to enhance the front natural area of their property and will submit a plan for approval.
- **Bogan Home.** Lot TH-68, 359 Gleneagles Trail. Relandscaping will commence in the spring as original landscaping failed due to poor contractor installation. Foundation reveal on south side of home is being resolved.
- **Pignataro Home.** Lot S-03, 100 Inverness Court. Awaiting replacement of temporary gate.
- **Joern Home.** Lot TH-050, 159 Gleneagles Trail. Home exterior is complete. Landscaping will be finished in the spring.
- **Rossiter Home.** Lot TH-137, 346 Gleneagles Trail. Home exterior is complete. Landscaping will be finished in the spring.
- **Newsome Home.** Lot S-03, 1045 St. Andrews Drive. Home exterior is complete. Awaiting finish of reveal on back deck of home.

B. There are currently two home construction projects underway.

- **Anderson Home.** Lot TH-145, 248 Gleneagles Trail. Projected completion date is June 6, 2024.
- **Wood Home.** Lot R-16, 273 Pine Valley Court – Project started with bridge and utility work being the initial phase of this project.

C. There are currently four home projects awaiting submission to ARB.

- **Thein Home.** Lot TH-051, 159 Gleneagles Trail – not submitted yet.
- **Stetar Home.** Lot TH-062, 301 Gleneagles Trail – not submitted yet.
- **LaChance Home.** Lot R-56, 248 Oakmont Loop – not submitted yet.
- **Dannic.** Lot TH-58, 253 Gleneagles Trail – not submitted yet.
- **Chvilicek Home.** TH-69, 365 Gleneagles Trail – not submitted yet.

B. New Remodels/Repair/Painting and Re-landscaping –

Kelley Home. Lot Z-11, 562 St. Andrews – deck extension.
Brunner Home. Lot R-10, 228 Pine Valley Loop – addition above garage - Completed.
Anderson Home. Lot T-19, 721 Augusta Loop – deck replacement. Completed.

C. Completed Remodels/Painting – None

Penner Home. Lot R-27, 229 Pine Valley Loop – completed.

Submitted by Pete Glee for Stephen Spotts – ARB Chair

Steve Spotts reported there were no additions to the report as submitted. Barb Riley reported she had received several calls regarding the Wick property in ML North. If you do not enforce the rules what good are rules. There is a conflict between the ML North CC&R's and the MLHOA CC&R's. The Wick home is not consistent with other homes in the area. A discussion was held regarding the difference between grass, sod, etc. and the interpretation of “predominately” grass.

Motion: Jeff Brodie moved to approve the ARB report and Kathy O'Connor seconded. Motion passed.

c. Beautification, Improvement and Maintenance (BIM) Patty Eppelsheimer

We are happy to announce that two of the projects we have been spearheading for quite a while have finally come to fruition:

1. New mailboxes and a bulletin board have now been installed at the top of Gleneagles Trail.
2. New road signs designating speed bumps and reinforcing the community speed limit, have been put forward to the MLHOA Board of Directors for their approval.

Unfortunately, we have found it necessary to assess fines to a couple of homeowners this year, but for the most part, people are becoming more and more invested in maintaining their properties to the community standards. Any money accumulated from property fines is being used to fund other BIM committee projects.

One of those projects is to take on part of the responsibility for the baskets along the main entry to Meadow Lake. In the past, Biggie's has been responsible for baskets for spring/summer and Christmas. In the fall, you probably noticed new baskets on display. One of our members, Malinda Iskyan, took on the task of

designing and constructing six baskets with a fall theme. We have also purchased six additional baskets which will be displayed at the end of January, when the holidays are over, and winter is upon us! Biggie's will continue to design and hang baskets for spring/summer and Christmas.

In addition, we are happy to announce that we have a new member on our committee! Jeff Brodie has joined us and will be attending our next meeting on January 10th.

We are so grateful for the Boards continuing support of us and our work and look forward to another full year in 2024 starting with the Thin N' Trim event next spring in coordination with the Social Committee. We'll be sending more information out to board members and homeowners as the time gets closer.

In the meantime, we wish you all a very Merry Christmas and Happy New Year!

The BIM Committee

Pete reported the several new speed bumps have not been posted with a sign, but are painted, and marked with temporary markers for the snowplow driver. Brent asked why we have speed bumps in Meadow Lake?

Motion: Kathy O'Connor moved to approve the BIM report as reported and James Ablett seconded. Motion passed.

d. Social Committee – JoAnn Cate

Tom McElwain submitted his resignation from being the Chair of the Social Committee. No one stepped up to take over that position, so JoAnn Cate agreed to be Chair. We have two new people that have agreed to be on the committee, Carrie Wick and Patty Singer. That brings our total members to 12, with 4 Ex-Officio members.

JoAnn Cate continues to do a monthly "Meadow Lake Happenings" newsletter. There was discussion about whether it should be quarterly, every two months or monthly. It was decided to continue on a monthly basis. The committee voted to not include any notices of deaths in the newsletter because of it being too personal. I think this may have to be revisited at the next social committee meeting. If it is done with permission from the family, it helps to build a sense of community of what is happening in Meadow Lake, especially with many people not being full time residents. We continue to try to build a relationship with the Golf Course and Vacatia on activities that they have benefiting our residents.

Lisa Powell is chairing a Bonfire/Ice Skating gathering for January.

New resident gift bags continue to be given out. They must be picked up at the office.

Respectfully Submitted,

JoAnn Cate

Motion: Jeff Brodie motioned to approve the Social Committee report as presented with two corrections, James Ablett seconded the motion. Motion passed.

e. COPS Report - Pete Glee

North Star reported 16 recordable events from July 1, 2023, to December 7, 2023 were reported. These events ranged from open garage and vehicle doors, suspicious vehicles or persons, vehicles parked over night on the roads, and a couple miscellaneous items.

The bulletin board located at the Adult Fitness Center on Spyglass Loop was hit and knocked down. Through efforts by Will Steck and the Montana Highway Patrol, they were able to track down who had hit the sign, and that person's insurance paid for the restoration of the sign. The lock on the sign was exchanged for a simple latch which doesn't hold the door tightly shut. Will Steck is trying to locate the lock, and hopefully return it to be installed on the sign.

The street sign at the corner of Spyglass Hill Way and St. Andrews Drive (east) was run over and had to be fixed. The signs were reuseable, but the metal post had to be replaced. The damaged metal post was cut-off and reset at one of the new speed bump locations discussed below. The office had two signs in storage. Those were used to put on the post.

The question was raised as to signage for the new speed bumps. As the speed limit in Meadow Lake is 15 mph, and all the speed bumps are painted bright yellow and easily visible, the additional cost for the 20 (2 at each of 10 new speed bumps) additional posts and signs didn't seem warranted. At each of the new speed bumps tall stakes with painted tops have been installed to mark them for the snow plow drivers and those living or visiting Meadow Lake.

Dogs off leashes continue to be a very difficult problem to enforce or resolve. 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.

North Star Security has been sold, but the same officers are still working there, and the new owner has hired a third officer. The company name and contact phone number stay the same.

Respectfully submitted, Pete Glee, General Manager

Discussion followed regarding North Star Security and their ability to continue servicing MLHOA. A meeting has been scheduled with the new owner. Jeff Brodie asked if it was difficult to find a new security company?

Motion: James Ablett motioned to accept the COPS report as presented and Connie Hitchcock seconded. Motion passed.

f. **CC&R Committee** – Kathy reported the first letter has been sent to members and arrangements have been made with Will Steck to send out the letter to timeshare owners next week.

Motion: Jeff Brodie moved to approve the CC&R report as presented and Connie Hitchcock seconded. Motion passed.

g. **Web Update** – Connie Hitchcock spoke for the committee regarding their findings. Issues presented the concerns of the staff to make timely changes and the end user experience as expressed by some homeowners. The committee met several times including a meeting with Pete Glee and Ann Stephens for information on staff concerns. The staff was asked what should the website do and does the current website do that? The main issues were identified by the staff. Several recommendations were made and discussed. A discussion was held among board members regarding the current web site which definitely needs to be updated and/or redesigned for the staff and members of the community.

Motion: Jeff moved to approve the Web Update Committee report as presented and James seconded. Motion passed:

ACTION: Pete Glee will contact 3 or 4 web designers in the valley who design web sites and report back to the board.

6. **Hucklebear Park** – The Board of Directors reviewed and made a motion via email, regarding whether to enter into an agreement with MLDC for the

maintenance of the park and participate in funding a Reserve Account for maintenance and/or replacement of assets in the park.

MOTION: Kathy O'Connor made a motion regarding Hucklebear Park, that the MLHOA will not enter into a maintenance agreement with Vacatia/MLDC at the time, due to concerns surrounding the funding of a reserve account. However, the MLHOA will continue to be supportive of the owner of this park and look forward to possibly participating in improvement projects for that park. Steve Spotts seconded the motion. Motion passed on 11/28/2023.

Barb Riley provided the Board with her understanding of the language on the plats, legal documents, and deeds regarding Hucklebear Park.

7. Brent Lachenmaier – Brent presented to the board his landscaping violation and fine that was assessed and why he felt it was in error. Brent informed the board he liked the look of his landscaping and it had been that way for many years. Brent had brought along Barb Riley who attested to the fact that “dirt” had been in the area for years and never had “mulch”. The board will take his request into an “in camera” meeting and notify Brent of their decision.

8. The meeting was adjourned at 11:55.

Respectfully submitted,

Jeff Brodie, Secretary

ACTION: Status of three homes on Oakmont Lane that were not moved from Meadow Lake Drive for mail delivery.

ACTION: Road Reserve Study should be forwarded to board members and the BIM.

ACTION: Update on status of reimbursement from SAHA for their portion of the drainage on St. Andrews.

ACTION: Finance Committee to hold a meeting in January to discuss stabilization account.

ACTION: Pete Glee will contact 3 or 4 web designers in the valley who design web sites and report back to the board.

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