



**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



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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 30th. 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 5th 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 16th. Watch for notices and the start of ticket sales.
4. The Fone Run will follow on the 9th 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 1st 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



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Board of Directors Meeting Minutes
Wednesday, 27 September 2023, 10:00 am
MLHOA Office

Attendance: Board Members Steve Spotts, Kathy O'Connor, Connie Hitchcock, and Jeff Brodie were present in the MLHOA Office. Lynn Zanto was absent. James Ablett was present via telephone conference call. Pete Glee, Ann Stephens, Brent Lachenmeier, and Tom McElwain were present at the MLHOA Office. Lance Lynch was unable to make connections due to technical difficulties with ZOOM. There were four other members that were unable to connect to ZOOM.

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.

Information:

1. President's Report – Steve Spotts reported he and Pete Glee had met recently with Will Steck of MLDC and Tom McElwain regarding Hucklebear Park. Deferred comment until later in the meeting. The road reserves are improving with the addition of received revenue. Steve remarked the community was “looking spiffy” after all the work done during the spring cleanup and summer months.

2. Public Comments – Steve called for public comment. Tom McElwain reported he had resigned his position of Social Committee Chair and added that JoAnn Cate had agreed to take on the role of Chair. Brent Lachenmaier was interested in when new board positions would be available. Steve Spotts informed Brent there is an election process whereby members could submit their resume for available positions. Brent Lachenmaier presented a letter for Board review which was referred to the ARB Committee.

Discussion and Action:

3. Approval of Minutes of Previous Meeting of 27 June 2023

MOTION: Jeff Brodie moved to approve the minutes of the 27 June 2023 and Connie Hitchcock seconded. Motion passed.

4. Manager Update on Action Items from June Meeting

ACTION: Pete will poll Pine Valley Loop owners regarding the gazebo, as to whether they want to keep the gazebo in the park. If the majority feel it is unused and not necessary in the park, the BIM committee will review and make a recommendation to the Board of Directors. – [I've contacted the owners in Pine Valley inquiring as to their preference regarding retaining the gazebo in Pine Valley Park.](#)

ACTION: Pete will notify the Board of Directors regarding BIM committee members being harassed while they performed their chartered duties this summer, of addressing owners that are not maintaining their properties. – [I have placed it on the agenda to be discussed at the September 27th meeting.](#)

Current Update:

Mailboxes for Gleneagles Trail - The mailbox CBU's and bulletin board have arrived and are ready to be installed for the owners on Gleneagles Trail. The mailboxes have been delivered to the Columbia Falls Post Office to prep and install. The date for installation is yet to be determined as is dependent on the post office's contractor's schedule. That contractor does the maintenance and installation for all the Flathead Valley's post offices. The bulletin board will be installed by Steve Liberatore, as soon as the mailboxes have been installed.

Snow Removal Contract - The snow contract for this season is being bid by 3 contractors. JD Thinning (last year's contractor) will have a bid for us by October 1st. The MLHOA has received a bid from Badrock Excavating. The third bid is coming from Biggy's as two of their past plow drivers want to again do the snow removal for Meadow Lake.

Road Reserve Study – Association Reserves will be here on October 16th to assess the roads in Meadow Lake and update the Road Reserve Study. The last onsite study they performed for MLHOA was in 2021.

Noxious Weed Spraying Contract – The noxious weed spraying and mapping contract for next year's growing season will be reviewed and evaluated by the BIM Committee and myself. The focus will be on what worked and what did not with this year's contract.

Landscaping Contract - The landscaping contract for next year's growing season will also be reviewed and evaluated by the BIM Committee and myself. The focus will be on what worked

and what didn't with this year's contract. Holly, from Biggy's, has requested a review of their two-year. Her request involves the possible replacement of some of the pieces that were taken out in the current two-year contract.

Drainage on St. Andrews- The drainage work on St. Andrews in front of the Family Rec Center and the 4 condominium buildings has been completed. With the rains that have occurred since its completion, it appears to be working well. During an intense rain, landscaping materials and debris from the condominium building properties washed down and partially plugged some of the culverts. The timeshare sub-association and MLDC will be asked to resolve this erosion issue to prevent this material from reaching the roadway ditch.

Tamarack Meadows development – The Schellinger development called “Tamarack Meadows” is awaiting the approval of water from the Meadow Lake County Water and Sewer District. All necessary forms have been submitted to the Department of Natural Resources for review and approval. The preliminary plat had been approved with conditions to be met for final plat review. One of the conditions to be met was that there would be sufficient water to serve this phase.

MLHOA Committee Members Liability – The question has been raised by one of the standing committee members regarding whether they are covered, or should be, under the MLHOA insurance policy. I have reached out to the MLHOA's insurance carrier for the answer to this concern. If they are not covered, but coverage is available the MLHOA should then move forward to secure coverage. The findings will be presented to the Board at their December meeting. With the recent Fone Run, the MLHOA secured event insurance (\$140.72) to cover any liability exposure. Event insurance is not available through the current insurance carrier, so will be reviewed to determine if an annual event policy is necessary, or just where needed for events.

Office:

1. Ann Stephens continues to work 3 days per week, and Diane Craft, our bookkeeper continues to work Wednesday's.
2. MailChimp continues to be utilized for MLHOA notices, the monthly Meadow Lake Happenings newsletter, and upcoming events.
3. Diane's move into the extra office is working well, and it frees up Wednesdays for committee meetings, and the availability to provide a ZOOM link if needed. It also has provided a separate area to meet with walk-in owners if a committee meeting is in progress.
4. The 5-year office lease has been renewed and started July 1, 2023. The monthly rent increased by 3%, as was provided in the renewal clause of the original lease. The new lease does not have a renewal clause but does provide for a “first right of refusal” should the current owners decide to put it up for sale.

Submitted by Pete Glee, General Manager MLHOA

MOTION: Kathy O'Connor moved to approve the manager's report as presented and Jeff Brodie seconded. Motion passed.

Discussion: Kathy O'Connor asked for an update on committee member liability insurance when serving on a standing committee. Pete said he was waiting for written confirmation on standing committee members and whether they are covered under the MLHOA policy. Kathy asked if a homeowner is responsible for road damage caused by new construction. Brent Lachenmaier was concerned about homeowners that had culverts which were not installed properly. When asked about the benches that had recently been removed from Pine Valley Park to the tennis court area Pete indicated it was a BIM item that needed to be addressed.

5. Other Standing Committee Reports:

a. Finance Report – James Ablett

James reported he had reviewed the Quick Book accounts provided to him by the HOA office in detail, but without examination of any of the supporting documentation, for August 31st. 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. James brought to the attention of the board that the Peter Tracy judgement, which shows a balance of \$17,221.65 and has grown nearly another \$500.00 interest has not been paid to date, the current owners of the golf course have an outstanding balance of \$10,994.20 as of August 31, 2023, five (5) owners are not current in their assessments and final distribution of calculations for the drainage work in front of building 1 in June 2023.

James is recommending an additional \$100,000.00 be transferred to a one-year term certification.

MOTION: Connie Hitchcock moved to approve the finance report and Kathy O'Connor seconded. Motion carried.

ACTION: Finance Committee will schedule a meeting for 15-17 October 2023.

b. Architectural Review Board

1. Architectural Review Board (ARB) – Application and interpretation of the Meadow Lake building standards is the responsibility of the ARB, a committee of the MLHOA. The ARBs 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.

2. ARB Members – Stephen Spotts, Chair; Linda Jarrendt, Connie Hitchcock, Bill Milner, and Sam Iraggi.
3. New Construction –
 - 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. Final landscaping completed with note to further cleanup and restore the natural area fronting the property.
 - Bogan Home. Lot TH-68, 359 Gleneagles Trail. Landscaping is still incomplete, and foundation reveal still exceeds the 8-inch limit on some parts of the home.
 - Berger Home. Lot TH-143, 272 Gleneagles Trail. Project Start Date – August 2, 2021. Final landscaping is in progress and the front stairs are being covered with stone. Foundation reveal problems are being corrected by stone placement by landscaper.
 - Brega-Barnes Home. Lot TH-67, 353 Gleneagles Trail. Awaiting resolution of a couple of small >8” foundation reveal and transfer of portable raised beds to back of home.
 - Pignataro Home. Lot S-03, 100 Inverness Court. Awaiting completion of back deck extension, replacement of temporary gate, and restoration of natural areas disturbed by construction.
 - Hanson/Marsh Home. Lot R-25, 237 Pine Valley Loop. Awaiting installation of streetlights.
 - B. There are currently three home construction projects underway.
 - Rossiter Home. Lot TH-137, 346 Gleneagles Trail. Project Started July 26, 2022. Following prior contractor issues the project is currently back on schedule. The exterior is complete and will be inspected September 18th by members of the ARB.
 - Joern Home. Lot TH-050, 143 Gleneagles Trail. Project started June 14, 2022. The exterior of the project will be inspected by the ARB on September 21st. Landscaping to be completed by June 1, 2024.
 - Anderson Home. Lot TH-145, 248 Gleneagles Trail. Projected completion date is June 6, 2024.
 - C. There are currently five 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.
 - Wood Home. Lot R-16, 273 Pine Valley Court – not submitted yet.
 - LaChance Home. Lot R-56, 248 Oakmont Loop – not submitted yet.
 - Dannic. Lot TH-58, 253 Gleneagles Trail – not submitted yet.
4. New Remodels/Repair/Painting and Re-landscaping – None

Kelley Home. Lot Z-11, 562 St. Andrews – deck extension.

Brunner Home. Lot R-10, 228 Pine Valley Loop – addition above garage.

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

5. Completed Remodels/Painting – None

Submitted by Stephen Spotts – ARB Chair

MOTION: Kathy O’Connor moved to approve the ARB report with noted address changes and Jeff Brodie seconded. Motion passed.

c. Beautification, Improvement and Maintenance (BIM)

The BIM Committee had has a very busy and successful year! Unfortunately, we’ve also run into some controversy, resulting in one of our members stepping down. So, we will be working over the winter to “soften” our written communication, look for opportunities to better interact with homeowners, as well as creating new ways to make our property inspections more efficient.

We are also grateful for the Boards support, allowing us to create new Fall Baskets to go up on the posts along the main entry to Meadow Lake. Those baskets will be put up late September or early October and will remain in place until Biggies replaces them with Holiday Baskets in December.

In September, a letter from the BIM went out with the billing thanking homeowners for all their hard work and cooperation. We could not do this without their cooperation and the Board of Directors’ support!

MOTION: Connie Hitchcock moved to approve the BIM report and Kathy O’Connor seconded. Motion passed.

d. Social Committee

1. Committee Meeting July 18- The committee members present discussed a request to Include pickle ball under the auspices of the committee. There was a tie vote, so the issue was tabled to a future meeting. JoAnn Cate was again thanked and congratulated for preparing and sending out the Happenings Newsletter. Tom updated the committee on preparation for the Rib Fest. Heidi Hart brought up the risks of being a volunteer leader. Pete will review the issue and get back to the committee.
2. The committee meeting scheduled for August 15 was cancelled as there was no business to be addressed.
3. The next meeting will be held Tuesday, September 19.
4. Rib Fest was held Wednesday, August 26 with about 85 in attendance. The weather was perfect, the set-up, teardown went as planned, music was complimented by many, the Chefs’ ribs were sumptuous and financially the event made about \$135.00.
5. The Fone Run/Walk held Saturday, September 9, met the expectations of Chair Jeff Brodie with 20 participants and 6 volunteers. Jeff thoroughly planned and executed the

operation of the event spending his own money and lots of time preparing for the event.

6. As I reported at the annual meeting the Committee discussed including the two separate community HOA's (Meadow Lake West and The Woods HOA) in the social events, etc., organized by the ML-HOA. After discussion, the motion to include them in ML-HOA events was withdrawn and the Committee Charter was amended by the Board of Directors to reflect that recommendation.
7. The Social committee meets the third Tuesday of the month, September 19, and has a full agenda and will contact the Board of Directors with any significant acts or requests.
8. The committee's goal is to create a friendly, supportive, and safe community.

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

- e. COPS – Pete provided an informative winter check list for homeowners.

6. Nominating Committee Appointment – Jeff Brodie, Chair, Cindy Cook and Mike Schardt, as members of the committee.

MOTION: Kathy O'Connor moved to approve the nomination committee as presented and Jeff Brodie seconded. Motion passed.

Review Current Website Input:

7. The Board voted to keep the old website domain page as a landing page. The Board would like the cost distributed amongst those it serves including MLDC, Real Estate Office, Sub-Associations, Golf Course, Meadow Lake County Water and Sewer District, and MLHOA.

Discussion was held regarding the current web site after no input was available from Kathy O'Connor or Lance Lynch. The current web site which hosts the MLHOA domains front end has failed. It will cost \$1,100.00 to fix which had been approved prior to the meeting. There will be an internal committee of Kathy O'Connor, Lance Lynch, Jeff Brodie, and Connie Hitchcock to look at what is needed and identify the problems and report back to the Board at the December board meeting.

8. The Board reviewed their Meeting Schedule. There were no changes requested.

9. Jeff Brodie moved to adjourn the meeting at 11:30 and Kathy O'Connor seconded. Motion passed.

Submitted by Jeff Brodie, Secretary



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
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-064, 327 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-068, 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, 143 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-01, 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 five 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-058, 253 Gleneagles Trail – not submitted yet.
- **Chvilicek Home.** TH-069, 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.