

**Meadow Lake Country Club Estates Homeowners Association, Inc.**  
**P. O. Box 2323**  
**Columbia Falls, Montana 59912**  
**(406) 897-2765**  
**Website: ml-hoa.com**

James Ablett, President  
Jeff Brodie, Vice President  
Kathy O'Connor, Treasurer  
Connie Hitchcock, Secretary

Dave Wood, Director  
Vacant, Director  
Vacant, Director  
Pete Glee, Manager

Board of Directors Meeting Minutes  
Tuesday, 25 June 2024. 10:00 am  
MLHOA Office

Attendance: Board Members Jeff Brodie, Connie Hitchcock, Kathy O'Connor and Dave Wood were present in the MLHOA Office. James Ablett attended via zoom. Lynn Zanto and Lance Lynch were absent. Pete Glee and Ann Stephens were present at the MLHOA Office. Two members connected via zoom.

**CALL TO ORDER:** Kathy O'Connor called the meeting to order at 10:00 and asked if there were any changes to the agenda. No changes were noted.

**PUBLIC COMMENT:** Barb Riley requested permission to discuss issues as they were presented on the Agenda, Kathy O'Connor agreed.

1. Vice-President's Report – Kathy O'Connor introduced Dave Wood as a new member of the Board of Directors.

**DISCUSSION AND ACTION:**

2. Approval of minutes of previous meeting of 26 March 2024.

**MOTION:** Jeff Brodie moved to approve the minutes of 26 March 2024 with noted changes and Connie Hitchcock seconded. Motion passed.

3. Manager Update and Action Items from March Meeting to include updates to Architectural Review Board (ARB), Beautification, Improvement and Maintenance (BIM), Social and Community Operations and Protective Services (COPS) committee reports. Connie noted that the members of web design committee should be Jeff Brodie, Kathy O'Connor and Connie Hitchcock as members and remove Lance Lynch. Pete will contact our current web provider to see if he can provide the updates that the web design committee has prepared.

Pete will prepare a letter to the Columbia Falls Post Office instructing them to move the last three owners whose mail is still being delivered to the old mailbox complex on Meadow Lake Drive.

Discussion was held regarding the current snowplow contractor and seeking new bidders.

**MOTION:** Connie Hitchcock moved to approve the Manager's report as presented and James Ablett seconded. Motion passed.

4. Security Contract Proposal and Approval – Pete presented two options for security in the Meadow Lake community. The first option was to continue with North Star or consider a new contract with Talos. There was a lengthy discussion on whether we need security, will the dues be increased, can the MLHOA use video cameras, and are patrols effective. Connie Hitchcock stated the evidence does not warrant patrols two times a day every day. Kathy O'Connor asked James Ablett what impact each option would have on the annual budget. James Ablett suggested the Board remove the Thin & Trim project from the budget to help fund security. The board discussed seasonal options for security.

**MOTION:** Kathy O'Connor moved to remove the Thin & Trim project from the budget for the 2024-2025 and move the funding to security. Jeff Brodie seconded. Motion carried.

**MOTION:** Kathy O'Connor moved not to renew the contract with North Star effective 30 June 2024 and Dave Wood seconded. Motion carried.

The Board discussed what they would like to see going forward regarding security coverage.

**MOTION:** Kathy O'Connor moved to have Pete Glee contact Talos Security to negotiate a contract that would include patrols two times a day during the months of May through September, with one of the patrols being after midnight and 1 patrol during the months of October through April. Connie Hitchcock seconded the motion. Motion carried.

Discussion: James Ablett presented his analysis of what funding would be necessary to support the security contract as presented above.

**MOTION:** James Ablett moved to increase the ownership dues to \$200.00 per month and Kathy O'Connor seconded. Motion carried.

5. Finance Report Update – There has been no financial report update since the annual meeting.

**MOTION:** Connie Hitchcock moved to accept the financial report as presented at the annual meeting and Dave Wood seconded. Motion carried.

6. Review and approve Annex A and Annex B –

**MOTION:** Kathy O'Connor moved to table Annex A and Annex B until the next board meeting and Dave Wood seconded. Motion carried.

7. Election of Board Officers – Pete Glee reported that Lynn Zanto has resigned her position as a time share representative.

**MOTION:** Connie Hitchcock moved to accept Lynn Zanto resignation and Jeff Brodie seconded. Motion carried.

Discussion was held regarding the attendance and participation of Lance Lynch on the Board. Pete Glee will contact Lance before the weekend for an update.

**MOTION:** Connie Hitchcock moved for Pete Glee to contact Lance Lynch and Jeff Brodie seconded. Motion carried.

Election of Officers –

President – James Ablett  
Vice President – Kathy O’Connor  
Secretary – Jeff Brodie  
Treasurer – Kathy O’Connor

**MOTION:** Jeff Brodie moved to accept the above officers and Connie Hitchcock seconded. Motion carried.

Pete Glee informed the Board that Lara Shortall has recently joined the ARB Committee.

**MOTION:** Kathy O’Connor moved to accept the appointment of Lara Shortall to the ARB Committee and Connie Hitchcock seconded. Motion carried.

8. Review current web site – a brief discussion was held with Connie Hitchcock reminding the Board that a report had been sent to the Board for review.

9. Review of Road Maintenance Projects for the Summer 2024 – Pete Glee updated the Board of the projects scheduled for the summer months to include all of Oakmont Lane and Oakmont Loop.

**MOTION:** Connie Hitchcock moved to accept the chip seal of Oakmont Lane and Oakmont Loop during the 2024-2025 season and Jeff Brodie seconded. Motion carried.

10. Feasibility Study of Zoom Annual Meeting – A feasibility committee was appointed to study and report back to the Board at the December 2024 meeting regarding the cost, support, and security of holding a Zoom meeting at the annual meeting. Members of the Zoom Committee are Jeff Brodie, Kathy O’Connor and Connie Hitchcock.

11. Review of Board Meeting Dates were discussed and approved

September 24, 2024

December 12, 2024

March 25, 2025

June 24, 2025

12. Jeff Brodie moved to adjourn the meeting at 1:40 and Dave Wood seconded. Motion carried.

## **ACTION ITEMS**

1. Correct minutes of 26 March 2024 to remove Lance Lynch from the web design committee and replace with Jeff Brodie.
2. Prepare a letter to Columbia Falls Post Office instructing them to move the last three owners who still receive their mail at the Meadow Lake CBU location to the new CBU location on Gleneagles.
3. Seek new snowplow contracts.
4. Let the North Star contract expire and negotiate a new contract with Talos for security.
5. Table Annex A and Annex B to the September Board meeting.
6. Discussion with Lance Lynch by the end of the week 28 June 2024 regarding attendance and participation on the Board.
7. Review election of board – cannot hold two positions at one time
8. Feasibility study of Zoom to be presented at December meeting.

Amendment to Board of Directors Meeting Minutes of  
Tuesday, 25 June 2024. 10:00 am  
MLHOA Office

Regarding: The Board of Directors on June 25, 2024, voted into office the following directors: President - James Ablett          Kathy O'Connor – Vice President  
Kathy O'Connor – Treasurer          Jeff Brodie – Secretary

Reason for Amendment: The Meadow Lake Country Club Estates By-Laws stipulates that no Board member can hold two offices at the same time and can't serve in the same office for more than two consecutive years.

The following motion was processed on July 9, 2024:

Dave Wood made a motion amending the slate of officers for the Meadow Lake Country Club Estates HOA to read as follows:

President - James Ablett          Jeff Brodie – Vice President  
Kathy O'Connor – Treasurer          Connie Hitchcock – Secretary

Kathy O'Connor seconded the motion.  
Motion passed.

Submitted and attested to by Pete Glee, General Manager