



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

James Ablett, President
Jeff Brodie, Vice-President
Kathy O'Connor, Treasurer
Barb Riley, Secretary

Dave Wood, Director
Patrick Malone, Director
James Keesling, Director
Pete Glee, General Manager

**Board of Directors Meeting Minutes
Tuesday, March 25, 2025, at 10:00 am
MLHOA Office**

Attendance: Board Members James Ablett, Kathy O'Connor, Jeff Brodie, Dave Wood, Jim Keesling, and Patrick Malone were present in the MLHOA Office. Barb Riley was absent. Pete Glee and Ann Stephens were in attendance and Heidi Hart was present via Zoom.

CALL TO ORDER: James Ablett called the meeting to order at 10:00 am and asked if there were any changes to the agenda. No changes noted.

PUBLIC COMMENT: James called for public comment. There were no public comments.

Information:

1. President's Report – James Ablett – James reported that there had been a budget workshop for members of the board that were available to attend to discuss the 2025/2025 budget that will be presented at the 2025 Annual Membership Meeting in June. Some items to consider are Tamarack Meadows coming on-line this summer and the financial management issues the MLHOA office will face. James asked if any Board members, not attending the workshop, had questions.

Discussion and Action:

2. Approval of Minutes of previous meeting of 12 December 2024.

MOTION: Dave Wood moved to approve the minutes of 12 December 2024 and Kathy O'Connor seconded. Motion carried.

3. Board of Director Report – Pete Glee reported that the Meadow Lake Happenings Newsletter and the MLHOA website has been utilized to announce board openings for the June 2025 election. James Keesling and Patrick Malone indicated they would be running for office again. One other application has been received to date. Applications must be received no later than 15 April 2025.

4. Manager's Report

Manager's Action Items from December 12, 2024:

1. Discussion with Kyle Schellinger to move pet station onto common area belonging to Schellinger. [Not Completed.](#)
2. Contact the snowplow contractor to make sure all mailbox areas are cleared of snow to allow mail carrier access to boxes. [Completed.](#)
3. Address concrete pad on Gleneagles mailbox area. [I've contacted a cement contractor to review the cement flaking issue. He has reviewed the area and thinks there was too much salt batched in the cement, to compensate for the cooler temperatures during the time the slab was poured. I will meet with him again to determine the resolution.](#)
4. Contact all members not appointed to the board of directors, thank them and remind them they can submit their application in April for the next election. [Completed.](#)
5. Continuing work on ZOOM access for annual meeting. [I am meeting with a contractor this next week at the Glacier International Hotel, to review with him where the Annual Meeting will be and what our requirements will be in order to have a ZOOM option for the members. We will discuss the logistics of the meeting and determine if he can do this. Another contractor that I had contacted determined he wasn't set up to facilitate a ZOOM access.](#)
6. Cost out to purchase and install 18 speed bump signs, 9 posts, and brackets for double sided signs at the unsigned speed bump locations. [The Cost of the 18 signs, 36 brackets, and 9 posts is roughly \\$3,055, with installation yet to be determined.](#)
7. Solicit bid for repair work at intersection of St. Andrews Drive and Spyglass Hill Way, Seminole Lane (court), and Spyglass Hill Loop. [Completed.](#)

Manager's Current Update:

- The bombardment of the illicit transactions issue reported in December has subsided. Adding some filters to the website payment page has apparently worked, as we are not experiencing any more of these transactions.
- The snow removal contract with JD Thinning using Molasses Salt (ice melt), has seemed to work well. The roads in Meadow Lake experienced very little ice build-up this winter. From the reports that I received, and the lack of concerned calls, the roads appeared to be greatly improved from previous years.
- The cul-de-sac in Pine Valley Court will be seal coated this next season. It was skipped last season as a home project had started.
- Biggy's landscaping contract has been updated with a new two-year contract. The BIM Committee and I reviewed the proposed contract and were able to eliminate some services that the MLHOA should not be responsible for maintaining.
- Utility Boxes - In response to the number of cable boxes that are damaged throughout Meadow Lake, I have completed an onsite evaluation and mapped 21 locations for maintenance. These will be turned into CenturyTel with the request that these boxes receive maintenance.
- The heavily snow damaged trees and bushes will more than likely need to be removed or pruned extensively. The BIM Committee will follow up with owners to see what their plans are for their damaged trees or bushes.

- The MLHOA office experienced a furnace problem in mid-December, and it quit again in February. The landlord arranged for it to be repaired both times. In February they installed a new thermostat and replaced the wiring from the thermostat to the furnace.
- The Board of Directors added Mike Schardt to the Nominating Committee via an emailed motion, second, and vote of approval.
- The City of Columbia Falls announced a Columbia Falls Gateway to Glacier Partnership Safety and Mobility Improvement Grant. I reached out to Big Sky Public Relations group that publicized the notice of the grant, to find out if the intersection of US Highway #2 and Meadow Lake Boulevard could qualify for some of these funds to rebuild that intersection. I expressed to them the issues regarding that intersection with the number of vehicles currently using this intersection, and the increase it would experience with Tamarack Meadows and other planned building projects in the area. I received a response from Mark Shrives, Interim City Manager. He related that the intersection was out of the boundaries of the grant, so would not qualify. He added that it was also out of the jurisdiction of the City of Columbia Falls as Hwy 2 is the responsibility of the MDOT and Meadow Lake Blvd is a county road.
- Flathead Electric, Montana West Economic Development (MWED), and the Flathead National Forest will receive \$10M in Community Wildfire Defense Grant funding to help the communities to better mitigate their risk against wildfire. The MLHOA utilized another initiative through Flathead Electric to replace all the globe streetlights on behalf of the property owners. We will see if the MLHOA could do the same with this initiative and qualify for assessments of our common areas and that of our property owners in our efforts to help mitigate the threat of wildfires. The MLHOA office will be researching to see if our owners would qualify.
- Tamarack Meadows Update – Schellinger Construction was able to work longer last fall working on the installation of the water and sewer infrastructure. They also were able to start building the roads earlier than expected. They ran into an issue with spring break-up a couple of weeks ago and needed a one-day temporary access to the north end of their project via St. Andrews Drive, Oakmont Loop, and Oakmont Lane. This access route is the normal access for any building projects in the lower part of Meadow Lake. With everything drying out, they are not anticipating needing to do that again.

Submitted by Pete Glee, General Manager

MOTION: Jeff Brodie motioned to approve the Manager's report as reported and Patrick Malone second. Motion carried.

Discussion: Kathy O'Connor questioned Pete on why the pet station on Gleneagles had not been addressed. Pete explained the location of the pet station will be discussed with Schellinger when he comes into the office for a scheduled meeting with the board. Discussion on the availability of offering a zoom option at the annual membership meeting. One contractor Pete met with was not set up to provide what we needed. Pete is meeting with a second contractor at the Glacier International Lodge, to review our requirements and what the hotel has for equipment. Speed bump painting is out for bid.

5. Finance Report – James Ablett

There is not a lot to highlight for this period; I did not note any significant variances or anomalies from expected results.

At this date the amounts for the 2025/2026 Biggy's Landscape & Weed Management contracts have not been finalized.

The discontinuation of both the support of our current QuickBooks 2019, and desk top versions of the program, requires us to switch to the QuickBooks On-Line Advance version. This will result in an increase in annual costs of \$2,820.00 (\$235 monthly).

A draft of the proposed MLHOA budget for 2025/2026 was prepared and forwarded to the Board Members on March 17th, for presentation at this meeting. An informal meeting/workshop among available Board Members to review and discuss the budget draft was held the day prior to the board meeting.

Significant matters arising out of the budget discussion will include an increase of \$11.75 in the 2025/2026-unit assessment for Road Reserve funding, and the scheduling of major road maintenance projects.

MOTION: Jim Keesling motioned to approve the Finance report as reported and Patrick Malone seconded. Motion carried.

Discussion: Kathy O'Connor questioned why the Web Committee has not been notified of a decision regarding their recommendations. Jim Keesling questioned why MLHOA pays for noxious weed spraying on private property. Pete offered Double Diamond and Payment Maintenance Solutions are submitting bids for road repair for this summer.

6. Other Standing Committee Reports

A. Architectural Review Board Report

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.

Current Update: The ARB is finishing up with the update of a New Construction Packet to be presented to owners proposing to build in Meadow Lake.

2. ARB Members—Linda Jarrendt, Lara Shortall, Bill Milner and Sam Iraggi.

3. New Construction Completions—None

4. New Constructions Active—

a. There is currently one home construction project that is awaiting completion and ARB approval of final landscaping:

♣Bogan Home. Lot TH-68, 359 Gleneagles Trail. Finishing of project is delayed till spring.

b. There are currently three home construction projects underway.

♣Catt Home. Lot TH-065, 339 Gleneagles Trail - Home is enclosed.

♣Wuellenweber Home. Lot TH-060, 277 Gleneagles Trail-Home is enclosed

c. There is one home project that was approved but has not been started. The Owner/Builder knows if not started by May 2025, the application expires, and the project would need to be resubmitted. He has the property listed for sale

♣Negu Properties. Lot R-04, 728 Seminole Lane

d. There is one home project that has been proposed to the ARB for conceptual approval.

a. Catt Property. Lot TH-066, 347 Gleneagles Trail

Submitted on behalf of the ARB Pete Glee—General Manager

MOTION: James Keesling motioned to approve the ARB report as reported and Jeff Brodie seconded. Motion carried.

Discussion – James Keesling reported he had recently attended an ARB meeting and reported that the ARB was working well.

b. BIM Quarterly Report for the Meadow Lake Board Members Meeting

BIM Annual and Recurring Projects:

Thin and Trim will not be happening in 2025 due to budget constraints

Drive around inspections of resident properties as well as vacant lots to begin end of June.

Community Cleanup common area - Pine Valley Loop slated for June 14th. Need volunteers. Need to confirm who will be doing the pickup of brush (Steve Liberatore) may not be available.

Refining letters – BIM has created a series of letters that are sent out to the residents regarding property maintenance.

First letter is sent out with the April billing. This first letter is to welcome everyone back for the season and to generally inform them of what is expected for property maintenance and that BIM will be doing their first drive around in June, as well as where

the Community Cleanup common area will be and what date (June 14th in Pine Valley Loop).

Second letter sent out in May via Mailchimp discusses in more detail of what the BIM committee will be looking for during their property inspections in June.

1st Warning Letter is sent out to homeowners who have property issues that need maintaining (weeds, branches, dead bushes, firewood, bikes, kayaks, boats, trailers, etc.)

2nd Warning Letter is sent out to homeowners who continue to have property maintenance issues.

3rd Warning Letter as well as Appendix X/Fines and Penalties for Violations of the Community Standards... is sent out if a homeowner has completely disregarded our requests for compliance of the Community Standards.

Vacant Lots considering sending example photos of what “parked out”/clearing of dead-fall and thick brush on vacant lots to property owners, *with an emphasis of reducing fire fuels*.

Noxious Weeds – need to confirm a new contractor for spraying

Biggies Negotiating / Reviewing Biggies Contract with Pete for any input

Community Standards document workshop on March 26, 2025

Ongoing Projects that need attention:

- Lamp posts/leaning/solar cells malfunctioning
- Knocked over utility boxes / get rid of bucket over box(s)

BIM needs volunteers!

MOTION: Dave Wood motioned to approve the BIM report as reported and Jeff Brodie seconded. Motion carried.

ACTION: Pete Glee will address a non-liability clause with the BIM Committee.

c. Social – No report

d. Community Operations and Protective Services (COPS)

The Talos Security team appear to be doing a good job and while recordable events have been few their response time has been quick. Starting on May 1st, per contract they will start back with two patrols per day. There have been no recordable events for the months of December, January, February, and to date in March. Please remember emergency calls still go to the 911 call center, and MLHOA violations should be called into Talos Security at 406-890-9900.

e. CC&R Committee Update – Kathy O'Connor reported 281 ballots have been received to date. The committee continues working on obtaining missing non-voted ballots.

MOTION: Patrick Malone motioned to approve the COPS report as reported and Kathy O'Connor seconded. Motion carried.

7. Road Maintenance Projects were discussed previously. 10 speed bumps were added last year. Painting of speed bumps that need to be painted will be done weather permitting.

8. Annual meeting schedule remains as reported.

9. James Ablett accepted a question from Heidi Hart, zoom attendee, requesting permission to speak regarding the CC&R committee. Heidi voiced that she is concerned that the committee will not be able to reach the 300 plus votes needed. After discussion it was decided that James Ablett and Kathy O'Connor would write a letter to those that have not responded to the numerous letters and emails sent to explain why their vote is important.

10. The meeting was adjourned at 12:00 noon.

MOTION: Kathy O'Connor motioned to adjourn the meeting and Jim Keesling seconded. Motion carried.

ACTION ITEMS

1. Finalize BIGGY's contract
2. Submit damaged utility and cable boxes list to CenturyTel
3. Follow up with BIM regarding snow damaged trees and bushes
4. Research MWED program to see if homeowners qualify
5. Zoom availability at annual members meeting
6. Web discussion
7. MLHOA paying for weed removal on private property
8. Non liability clause for BIM standards