



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 Meeting Minutes**  
**Tuesday, June 24, 2025 at 10:00 AM**  
**MLHOA Office**

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

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

- a. James would like a board action item for the December or March meeting regarding providing members with proposed agenda items, proposed motions or other questions ahead of the Annual Membership Meeting. James would like to provide a copy of the packet several days before the meeting. Barb questioned the "Notice of Meeting" and its visibility to the members.

**Public Comment:**

James introduced into the record a memorandum from Henry Beebe regarding suggestions for future meetings for the Board's consideration. Attached at end of minutes

**Information:**

1. President's Report – James Ablett
2. James proceeded to bring forward several items from the annual meeting in June.
3.
  - a. James would like a board action item for the December or March meeting regarding providing members with proposed agenda items, proposed motions or other questions ahead of the Annual Membership Meeting.
  - b. A discussion was held regarding fire risk in the community. Pete will provide the members with a number to call for a fire assessment via mail chimp and the newsletter.

- c. Pete will send a letter to the golf course regarding fire safety.
- d. A discussion was held regarding the feasibility of initiating a transfer fee for administration purposes for new owners moving into the community. Suggested fees of \$150.00 to \$200.00 per transaction were suggested. A new office policy should be completed for the board meeting in September for approval.
- e. Kathy O'Connor and Jim Keesling will take the lead in establishing a review of the HOA office management.
- f. Pete will contact a certified engineer to review the current use of chip sealing on the community roads.
- g. A quarterly report will be generated for the board regarding services provided by Talos Security.
- h. Diane Draft has resigned, and a replacement will be interviewed soon.
- g. Credit card fees will be initiated on the 1<sup>st</sup> of October 2025.

4. The new ARB Members are Patti Singer, Doug Bogan, and Gary Hein with a Board approval via emailed motion from Kathy O'Connor, second by Jim Keesling. Motion carried 6-0.

#### **Discussion and Action:**

5. Approval of Minutes of Previous Meeting (March 25, 2025).

**MOTION:** Patrick Malone moved to approve the minutes of 25 March 2025 and Jim Keesling seconded with noted changes. Motion carried.

#### **6. Manager Report**

#### **BOARD OF DIRECTORS MEETING June 24, 2025 - MANAGER'S REPORT**

Manager and Committee Updates, and Action Items from March 25, 2025

#### **ACTION ITEMS:**

- 1. Finalize Biggy's Landscaping Contract. **Completed.**
- 2. Submit damaged utility and cable boxes list to CenturyTel. **Completed. A list with pictures and addresses has been sent. No response yet. Will follow up with them next week.**
- 3. Follow up with BIM regarding snow damaged trees and bushes. **Completed. They have their first onsite review Wednesday 6/25.**
- 4. Research MWED program to see if homeowners qualify. **Completed. Meadow Lake homeowners do not qualify as is outside of the boundaries of the program.**
- 5. ZOOM availability at the 2025 Annual Members meeting. **Completed. A ZOOM connection was made available at a cost of \$500 for tech support, and \$130 for equipment. The hotel conference room charge was \$200, to include coffee and water. It seemed to work well, except one connected member was not able to hear speakers from towards the**

**back of the meeting room. Only two owners connected, representing a total of 3 properties.**

6. Webpage discussion. **Not Completed.**

7. MLHOA paying for noxious weed removal on private property. **MLHOA will continue to pay for noxious weed spraying on private properties during this growing season. Agenda item this meeting.**

8. Non-liability clause for BIM standards. **Completed. The clause is being added to the Meadow Lake Building Standards and Meadow Lake Community Standards. It is already included in the New Construction Welcome Packet. It is attached to the bottom of this report.**

#### **Manager's Update-**

1. Diane Craft has resigned. Search has started to replace her.
2. With the dissolution of the donut around Columbia Falls that gave the Columbia Falls City County Planning and Zoning jurisdiction, this authority is passing to the Flathead County Planning and Zoning (PandZ), and the Flathead County Commissioners. One of the current building sites in Tamarack Heights received a violation warning from the PandZ stating that his project was violating the 10-foot side setback requirements. Tamarack Heights was developed and platted, with 5-foot side setbacks. Bill Milner (ARB) and I met with the PandZ to discuss. As this project was submitted prior to the July 1, 2024 implementation of the new setback requirement, the PandZ dropped the violation status and grandfathered in the project with the 5-foot setbacks. The PandZ's position on this is that any additional projects on vacant properties, or remodeling additions to existing homes must abide by the new 10-foot side setbacks. There is another public meeting on July 9<sup>th</sup> that we plan to attend.
3. I am still getting requests to have speed bump signs placed on all speed bumps not currently signed. As reported at the March meeting purchasing the 18 signs, 9 posts, and 36 brackets from Amazon would run about \$3,055. A bid through Kalispell Copy came in at \$1,335.01 for 18" signs, and \$1,660.63 for 24" signs. When Ann and I meet with the contractor on Thursday, I'll get a bid for installation.
4. The speed bumps, stop bars, and pedestrian crosswalks will be painted this next week. The speed bumps will cost \$207.00 each, which is the same as last year. I spoke with the contractor regarding the paint as it didn't seem to last as long on some of the bumps. He related it was the same quality paint he has used in the past. He and I will monitor to make sure his crew is covering the speed bumps as they should and not spreading it too thin.
5. Ann Stephens and I met with Schellinger Construction and Kevin Malloy from Carver Engineering to discuss Tamarack Meadows integration into MLHOA. They will not create a sub association at this time and administrative and ARB duties would be under MLHOA. They asked that MLHOA would help draft building and community standards documents for them.

**ARB –**

1. Two new home projects are currently active. The Catt property project (TH-065) is scheduled for an exterior completion review by the ARB on June 25<sup>th</sup>. The landscaping has not started.
2. They have completed a New Construction Welcome Packet that is given to each owner and builder to use in their project planning.
3. The ARB has been actively working with the Meadow Lake Building Standards, and the Tamarack Heights Community and Building Standards to draft a document that will include Tamarack Meadows as well.

#### **BIM -**

1. The Thin and Trim event has been replaced with a Community Clean-up Day for Pine Valley Park. Ann Stephens and I will meet with a contractor on Thursday 6/26 to discuss his picking up and hauling away debris for that one-day event. The contractor would only be picking up what volunteers have taken out of the park. No private properties will be involved.
2. The BIM Committee will be doing their first onsite review next week.

#### **CC&R –**

1. Committee update at the Board Meeting. Kathy reported there are current 304 yes votes.

#### **COPS –**

1. The abandoned damaged vehicle was towed from the Family Rec Center on St. Andrews Drive. A second vehicle in Hucklebear parking lot is being reviewed for towing as well. The owner of the vehicle has been determined, but it has sat there for approximately 3 weeks.

Submitted by Pete Glee, General Manager MLHOA

#### **7. Finance Report – James Ablett**

No significant changes since the Annual Member Meeting.

#### **8. Other Standing Committee Reports:**

Committee updates since the Annual Meeting were included in the Manager's Report

#### **9. Noxious Weed Management – tabled until next meeting**

#### **10. Road Maintenance Projects for 2025**

- a. Rebuild area in front of Adult Fitness Center on Spyglass Hill Loop - completed
- b. Rebuild cul-de-sac on Seminole Lane – to be completed
- c. Rebuild intersection of Spyglass Hill Way and St. Andrews Drive – to be completed in the fall of 2025. Address drainage work to be done in coordination with Ms. Wolff property.
- d. Fix drainage on both sides of Gleneagles Trail across from properties TH-068-TH-071  
Tabled until contact with both properties have been informed on the problem and resolution options.
- e. Pete was instructed to initiate a contract for the vacuuming of Oakmont Loop.

11.Election of New Officer's

**MOTION:** Barb Riley motioned to approve the new board officers as James Ablett, President, Jeff Brodie, Vice President, Kathy O'Connor as Treasurer and Barb Riley as Secretary. Patrick Malone seconded. Motion passed.

12.Set Board Meeting Schedule 2025-2026

**MOTION:** Kathy O'Connor motioned to set the 2025-2026 board meeting schedules as Tuesday December 9, 2025, Tuesday March 17, 2026, Tuesday June 23, 2026, and September 30, 2025. Barb Riley seconded. Motion passed.

13.Adjourned at 12:15

14.Closed Session

## **ACTION Items**

1. James would like to offer more information to the members prior to the annual meeting.
2. Pete to provide fire risk information to the board and the community via mail chimp and the newsletter.
3. Pete to send letter to the golf course regarding fire safety.
4. Pete to initiate a new office policy for new owner transactions and handling charges.
5. Kathy O'Connor and Jim Keesling to establish a review of the HOA office management.
6. Contact a certified engineer regarding the use of chip sealing on the community roads.
7. MLHOA office to prepare a quarterly report regarding Talos noted violations.
8. Initiate policy of credit card charges to begin 1<sup>st</sup> of October 2025.
9. Add Noxious Weed Management to the next meeting.
10. Address drainage of work to be done at the intersection of Spyglass Hill Way and St. Andrews Drive regarding the Wolff property.
11. Contact TH-068-TH-071 regarding proposed drainage options.
12. Initiate vacuuming of Oakmont Loop

# Board Meeting(s)

From: Henry Beebe <hmbeebe31@gmail.com>

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

Date: 6/7/2025 7:25 PM

Pete,

I'm sending this to you with a request that you pass it along to James and the Board. I will likely write more than the 600-character limit on the website.

To the ML-HOA Board and, in particular, to our president, James Ablett: I want to thank you for doing a near-impossible job with grace and aplomb.

All things considered, it was a very successful annual meeting today. My only criticism is that the meeting was too long, at three-plus hours. I appreciate that the time was necessary to accommodate each attendee's viewpoints. I therefore offer the following suggestions for future meetings, for the Board's consideration.

1. Distribute the agenda, financial statement, and proposed budget two weeks prior to the annual meeting. These all can be labeled as "draft" with a note that the final documents will be posted to the HOA website one week prior to the meeting, as a minimum. By "distribute" I mean send electronically to each owner for whom we have an email address, in addition to posting to the HOA website. I absolutely do not mean sending by post, FedEx, etc.
2. Require that all prospective motions, other than routine parliamentary motions, be submitted to the Board not later than 30 days before the annual meeting (drafts acceptable). This would include, for example, the two motions proposed today by Heidi, regarding changing the credit card fee structure and evaluating the general manager's performance. Include these draft motions in the packets distributed to the membership at the two-week mark and posted to the website. The Board could add "clarifications," as appropriate. As an example from today's meeting, the fact that the general manager is a contractor rather than an employee dramatically alters the proposed motion. The Board could include, if desired, it's recommendation to the members that they approve or disapprove each proposal. This would be similar to what corporations' boards do.
3. Include, as well, any discussion items that the Board thinks are important for the membership to discuss. From today's meeting, that would include the discussion about the CCR voting status and the risk to the HOA and the membership if the CCR committee does not receive the required "yes" votes by the end of August.

The steps suggested would give the members the opportunity and time to consider each item BEFORE walking into the meeting, to form questions and opinions, and (hopefully) shorten the discussion of each item.

Thanks for your consideration,

Hank Beebe

D-08