



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

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

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

Board Meeting Minutes – **Proposed**  
Tuesday, 9 December 2025 at 10:00 am  
MLHOA Office

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

**Public Comment:** None

**Information:**

1. **President's Report** – James Ablett reported he continues to monitor MLHOA issues and the financials as they are updated, from his home in Canada.

**Discussions and Action:**

2. Approval of Minutes of Previous Meeting – 30 September 2025.

**MOTION:** Barb Riley motioned to approval the minutes with the corrections noted and Jim Keesling seconded. Motion carried.

Discussion regarding the Genger variance denial was brought forward by Barb Riley regarding the variance options provided by the MLHOA legal attorney. Barb suggested the MLHOA seek a second legal opinion regarding the interpretation of the variance portion of the CC&Rs for future clarification. Barb took the initiative to contact another attorney for a second opinion.

3. **Manager's Report** and update of action items from the 30 September 2025 meeting. Pete contacted two certified engineering firms regarding the use of chip sealing on the community roads. TD&H Engineering firm declined but Morrison, Maierle Engineering will provide a written report on their recommendations. Pete shared he had inventoried all utility boxes in the community taking pictures of those that needed repair and sent pictures and a damage report to the proper utility

company. To date he has not heard back. Pete was asked to contact the proper authorities regarding a possible violation of an ingress/egress road in the proposed Tamarack Meadows subdivision.

**MOTION:** Barb motioned to approve hiring an attorney to research ingress/egress of the possible violation of the Colby Road in Tamarack Meadows. Patrick Malone seconded. Motion carried.

**4. Finance Report** – James reported he had included a comparative Balance Sheet and comparative Statement of Profit & Loss as of 19 November 2025. James has not identified any anomalies or other areas of significant concern. His most significant concern going forward is to obtain an accurate as possible understanding of the forward costs (both operating and reserve), that we need to identify for the Tamarack Meadows subdivision, in the preparation of the 2026/2027 budget. This is crucial in the determination of the Assessment Levy for the next year. An additional complication is the collection and administration of the Turnberry Terrace Road Maintenance Agreement (solely attributable to the Tamarack Meadows lots). Once Tamarack Meadows has received final plat they will be assessed homeowners dues as the rest of the community. Items to be finalized include contacting Biggy’s for maintenance of the common areas, pond maintenance, weed spraying and inclusion in the road maintenance plan. Schellinger will be responsible for maintenance and administration of the “RV” lots.

**MOTION:** Barb motioned to approve the financial report as presented and Jim Keesling seconded. Motion carried.

#### **5. Other Standing Committee Reports**

##### **a. Architectural Review Board –**

There are currently three members on this committee. The ARB is looking for new members, preferably full-time residents of Meadow Lake since most of the work is reviewing design and construction.

1. Catt property – 339 Gleneagles Trail: Driveway change was approved and landscaping is complete.
2. Pendergast (spec home) – 1287 Oakmont Lane: Exterior siding in progress. Next milestone meeting is targeted in December prior to holidays. Goal is for construction to be completed in April.
3. Ludwigsen (spec home) – 248 Oakmont Loop: 3-month milestone meeting occurred prior to Thanksgiving. House is largely closed in. Targeted completion in February/March.

4. Burns – 678 St. Andrews Drive: Concept design approved by ARB. Project design submission is anticipated next. No timeline has been given for this new build.
5. Minor remodels include the following (Pete Glee has address details for all):
  - a. Roof replacements
  - b. Deck replacements or re-decking
  - c. One sunroom converted to outdoor patio
6. The updated Building Standards document was revised following a review with Barb Riley in early October. The ARB would like to schedule another review with Board members to finalize the document prior to final plat approval of Tamarack Meadows.

The ARB reported they had completed a review of the proposed “Building Standards” with a member of the board. The ARB was reminded the new standards document cannot be more restrictive than the current CCRs document provides. There will be another ARB meeting to discuss the marked-up version. Pete expects a preliminary design review of the Chvilicek property, TH069 this week.

**MOTION:** Jim Keesling motioned to approve the ARB report as presented and Patrick Malone seconded. Motion carried.

b. Beautification, Improvements and Maintenance (BIM) The BIM Committee had another successful season with their inspections and submitting letters to owners who had landscape and property maintenance issues.

The BIM Committee has been successful with encouraging vacant lot owners to “park out” their properties with the message of fire safety, forest health and esthetics. This will be a continuing yearly project.

Next year owners will be reminded that landscaping that is completed in the spring should be **maintained** throughout the growing season.

Thanks to Malinda for refreshing the fall and spring flower baskets at the entrance. The committee will look at refreshing the St. Andrews park, the area at the corner of Spyglass Hill and St. Andrews and clean up Pine Valley Loop Park

The BIM needs volunteers for the coming year. Please call the MLHOA office and speak with the manager if you are interested.

Lastly, our chairperson, Malinda has turned in her resignation. Thank you Malinda for your years of keeping our community looking its best.

**MOTION:** Jim Keesling motioned to approve the BIM report as submitted and Jeff Brodie seconded. Motion carried.

c. No social committee report

d. Community Operations and Protective Services (COPS) The Talos Security team continue to patrol Meadow Lake. There was only 1 recordable event during this quarter.

Starting on October 1<sup>st</sup>, they reverted to their winter patrol schedule and will continue for the months of October thru April 2026.

Please remember emergency calls still go to the 911 call center, and MLHOA violations should be called into Talos Security at 406-890-9900.

**MOTION:** Jeff Brodie motioned to approve the COPS report as submitted and Barb Riley seconded. Motion carried.

e. Survey Committee (Focus Group) Report submitted by Kathy O'Connor –

With the Meadow Lake HOA Board approving the Focus Group project at the September 2025 Board Meeting, the following outline is the work plan for this project.

- Project design will occur during first quarter of 2026.
- Participant recruitment for the 3-5 focus groups will begin second quarter of 2026.
- Focus groups to be conducted in July/August 2026.
- Final report to be provided to HOA Board within 2-4 weeks following the final focus group.
- Our vendor, Pete Shortall, will design the discussion guide (questions to be asked).
- Pete will also design the screening questionnaire (who we invite to be where, when).

The tentative segment breakdown for focus group participants is

Segment Name	Qualification Criteria
Owners, Full Time	<ul style="list-style-type: none"><li>• Own residence</li><li>• Owned in ML more than 2 years but less than 11 years</li></ul>

	<ul style="list-style-type: none"> <li>• Live in ML 10 months/year or more in past 5 years</li> </ul>
Owners, Part Time	<ul style="list-style-type: none"> <li>• Own residence</li> <li>• Owned in ML more than 2 years but less than 11 years</li> <li>• Live in ML 9 months/year or less in past 5 years</li> </ul>
Owners, Long Time	<ul style="list-style-type: none"> <li>• Own residence</li> <li>• Owned in ML more than 10 years</li> </ul>
Timeshare	<ul style="list-style-type: none"> <li>• Own timeshare</li> <li>• Owned ML timeshare more than 2 years</li> </ul>

**MOTION:** Barb Riley motioned to approve the Survey Committee report as presented and Jeff Brodie seconded. Motion carried.

6. Appeal of ARB and Board Decision (Harold Genger) – The Board of Directors reviewed and heard comments from Harold Genger during the September 24, 2025, Board of Directors meeting. At that time the Board motioned to seek legal counsel regarding this side setback variance request. Legal counsel recommended the Board of Directors deny the variance request as it was questionable and the Board has the authority to issue a variance. The legal counsel’s recommendation was emailed to the Board with the request for a motion, second, and vote whether the request should be denied. See below motion, second and vote.

**Motion:**

I motion that the Meadow Lake HOA Board of Directors deny the Genger Golf Cart Garage variance appeal request.  
Kathy O'Connor

**Motion Second:**

I second Kathy's Motion to deny the Genger variance appeal request.

**James Ablett**

I vote to deny. Dave Wood

I vote to deny. Jim Keesling

With the motion to deny the variance request made and seconded, I vote to deny it as well.

Jeff Brodie

**Those voting to approve Motion:** Kathy O'Connor, James Ablett, Jim Keesling, Dave Wood, and Jeff Brodie

**Those voting to not deny:** Barb Riley and Patrick Malone

**As regards this specific request and BOD vote, I vote NO to deny and to accept the variance request.**

Respectfully, Patrick Malone

I vote to not deny.

Barb Riley

#### 7. Approval of Nominating Committee

**MOTION:** Jim Keesling motioned to approve Barb Riley, Cindy Cook and Mike Schardt as the Nominating Committee for the 2026/2027 elections. Jeff Brodie seconded. Motion carried.

#### 8. Approval of Carrie Wick to the ARB Committee

**MOTION:** Barb Riley motioned to approve Carrie Wick to the ARB and Patrick Malone seconded. Motion carried.

9. Tamarack Meadows Update – The mailboxes have been installed and lot signs installed. An open house was scheduled by Revel Real Estate and well attended. They are currently accepting pre-sale reservations for property at a fixed price prior to final plat. Discussion was held regarding the collection and allocation of the 25% road maintenance agreement for Mountain Watch HOA (The Woods). A separate billing applicable only to Tamarack Meadows for road maintenance will be assessed in December every year once the amount has been set. Pete expressed concern regarding the board making a motion on a document that has not been finalized to date.

**MOTION:** Barb Riley motioned to approve the MLHOA office to create a separate allocation account for annual assessments of the road maintenance reserves at The Woods at Mountain Watch Homeowners Association Inc. (The Woods) from the Tamarack Meadows property owners. This collected amount is

to be sent only once, to The Woods at the end of their fiscal year. James Ablett seconded. Motion carried.

10. Review of Charters – BIM Charter no change, COPS charter to be reviewed again at next meeting, Social Charter no change, Finance Charter to be retired after discussion that all functions are already a part of the Board of Directors function.

**MOTION:** Patrick Malone motioned to accept the charter reviews as presented and Jeff Brodie seconded. Motion carried.

10a. HOA General Manager (GM) Annual Review Process – Jim Keesling presented the initial document that is being prepared by the annual review process committee for the General Manager. Jim indicated that more information will be ready for review in January.

11. Review of Board Meeting Schedule – no changes noted.

12. The Board moved to in camera session at 12:37 and reconvened at 1:10.

13. Discussion was initiated by Barb regarding the legal advice obtained from the MLHOA attorney in regard to the board's ability to grant a variance. After discussion Barb will seek a second opinion and a motion was presented.

**MOTION:** Barb Riley motioned to seek a second opinion on whether the board has the ability to grant variances to the CC&Rs? Seconded by Jim Keesling. Motion carried

14. **MOTION:** Barb Riley motioned to adjourn meeting at 1:20 and Jim Keesling seconded. Motion carried.

## **ACTION ITEMS**

1. Review of recommended options for Chip Seal vs. Seal Coat from Morrison & Maierle Engineering
2. Review COPS Charter for revision or perhaps retiring.
3. Jim Keesling update board on progress of Annual Review Process for General Manager
4. Barb Riley to seek a second opinion regarding the variance options provided by the MLHOA legal attorney
5. Pete to seek a legal opinion of the possible ingress/egress violation of the Colby Road in Tamarack Meadows

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