



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



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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 1st 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 9th 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 25th. 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 1st 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



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Pete Glee, General Manager

Board Meeting Minutes
Tuesday, 30 September 2025 at 10:00 am
MLHOA Office

ATTENDANCE: Board Members James Ablett, Kathy O'Connor, Jim Keesling, Barb Riley and Dave Wood were present in the MLHOA office. Jeff Brodie and Patrick Malone were absent. Pete Glee, Ann Stephens, Harold Genger, Lara Shortall, Patti Singer, and Sam Irraggi were in attendance, and three 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. James asked that Item 7 – appeal of the ARB decision regarding the Harold Genger property be moved to the first item on the agenda.

Public Comment: None

Information:

1. President's Report – James Ablett

Discussion and Action:

2. Harold Genger – appeal of ARB decision

James reminded the board Mr. Genger had submitted his ARB appeal to the board on the 1st of July 2025. James emailed the appeal to the board and asked for a vote, the appeal was denied by the board. Mr. Genger requested to be put on the agenda for the September 30th Board of Directors meeting. Mr. Genger presented his reasons for why the Board should reconsider his appeal request, to include there is no zoning ordinance for his property, he has a letter from his neighbors agreeing to change the side setbacks and allowing a golf garage that would match his current property roof lines, house colors, etc. Barb Riley presented the steps for appeal, to include a survey and layout of the proposed golf cart garage and is it compatible with the community. Barb suggested the board seek a legal opinion regarding the CC&R's document stating, "variances may be granted therefrom upon cause shown or given to the satisfaction of the Board".

Kathy O'Connor apologized to Mr. Genger for the board not getting back to him in a timely manner.

MOTION: Barb Riley motioned to seek legal interpretation of the CC&R's for the board's ability to grant variances. Kathy O'Connor seconded. Motion passed.

3. Revised Building Standards – Lara Shortall

Lara Shortall, Sam Iraggi and Patti Singer were present to represent the Architectural Review Board (ARB). Lara explained the ARB had been working weekly since the end of June to present the revised Building Standards for the board to review which will include standards from other phases of Meadow Lake to allow homeowners and contractors one document to look for guidance when building (See Appendix Z attached). The revised document will make it easier to find information in the future, language has been updated, and clarity of requirements defined. Board members had several questions regarding the revised standards. Barb had a marked-up standards copy and it was decided she would meet with the ARB to address her concerns as soon as possible. Kathy O'Connor thanked the ARB for all the time that was required to revise the Building Standards document.

MOTION: Barb motioned to delay approval of the Building Standards as presented until after the review meeting and revisions presented to the Board. James Ablett seconded the motion. Motion carried.

4. Approval of Minutes of Previous Meeting (June 24, 2025).

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

5. Manager Report and Committee Updates, and Action Items of June 24, 2025

ACTION Items

1. James would like to offer more information to the members prior to the annual meeting.
Noted and flagged for annual meeting.
2. Pete to provide fire risk information to the board and the community via mail chimp and the newsletter. *Sent link for wildfire risk assessment with September Meadow Lake Happenings on MailChimp.*
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. *Sent to and approved by the Board. Will be initiated October 1, 2025*
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. *James Ablett ask for professional opinion from Schellinger Construction in one of our meetings with them regarding Tamarack Meadows development. They have been in the road building business for several years. It was their opinion that crack sealing and seal coating were just as effective as chip sealing and less costly, in prolonging the life of a road surface.*

7. MLHOA office to prepare a quarterly report regarding Talos noted violations. This has and will continue to be reported on within the COPS report each quarter.
8. Initiate policy of credit card charges to begin 1st of October 2025. Sent to and approved by the Board. Will be initiated with the 4th quarter assessment starting October 1, 2025
9. Add Noxious Weed Management to the next meeting. Is agenda item.
10. Address drainage of work to be done at the intersection of Spyglass Hill Way and St. Andrews Drive regarding the Wolff property. Awaiting confirmation from contractor that they will be able to do the work, yet this fall.
11. Contact TH-068-TH-071 regarding proposed drainage options.
12. Initiate vacuuming of Oakmont Loop. This has been requested, awaiting scheduling.

Manager's Update-

1. Alana Fanelli has been hired through LC Staffing to replace Diane Craft. She works weekly on Tuesday's or Wednesday's.
2. Update on July 9th PandZ meeting – look up minutes and summarize. 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 9th that we plan to attend.
3. Update - As reported at the March meeting purchasing 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. We have purchased 2 new printers, as the one in Alana's office and one in mine, leave a black line down each page. Several attempts to clean the printers have not helped. They have served the office well and taking them to a computer tech to fix or refurbish would not be cost effective.

Submitted by Pete Glee, General Manager MLHOA

Discussion: Pete updated that board on the drainage issue on TH-068 - TH-071 Gleneagles Trail stating one on the owners would be submitting a building package soon and the issue would be addressed at that time. James suggested the board contact the company that does the road reserves and ask their opinion of seal coat vs. chip seal and possibly revise their proposal to include both options. It was also suggested that Pete contact a company locally that might have a different view given the winter conditions in Montana. TD&H Engineering was suggested as they are an engineering company locally.

5. Finance Report – James Ablett

James noted he had reviewed the balance sheet as of September 30, 2025, and a comparative Statement of Profit & Loss for the three months ending September 30, 2025. James reported there was nothing to note. Revenue and expenses are as expected. Minor posting items were corrected.

6. Other Standing Committee Reports:

a. **Architectural Review Board (ARB) Committee Report for 30 September 2025**

Three new members joined the ARB, and one has since resigned due to scheduling conflicts. There are now four members including Lara Shortall as chairperson. 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: Exterior approved by ARB. Landscaping has not started. Owner has requested a change to driveway design. ARB asked owner to resubmit driveway design showing the complete landscape design and the date for landscaping to be complete.
2. Prendergast (spec home) – 1287 Oakmont Lane: Framing in progress. Goal is for the home to be closed up in October 2025 and construction complete in April 2026.
3. Ludwigsen (spec home) – 248 Oakmont Loop: Working on foundation. Solving for high water table at back of property which is slowing progress on construction.
4. The updated Building Standards document is complete and submitted to the Board for review. When approved by the Board, this single document is intended to be used for all of Meadow Lake including Tamarack Heights and Tamarack Meadows.

Lara Shortall, ARB Chairperson

MOTION: Barb Riley motioned to approve the ARB report as submitted and Jim Keesling seconded. Motion carried.

Discussion was held regarding the fee schedule.

b. Beautification, Improvement & Maintenance (BIM)

The BIM committee had another successful season with doing their inspections and submitting letters to residents who had landscape and property maintenance issues. We mailed approximately 200 first inspection letters, and then approximately 50 follow up letters, and 8 fine letters.

As the Board is aware, the job of driving around inspecting properties, making notes, sending out letters, fielding calls, driving around 30 days later, sending out additional letters, taking pictures, and helping residents is quite a process. Over the last several seasons there have been residents that we have identified as "repeat offenders". These are the homeowners who have been given notice to maintain their property year after year. This year we actually enforced our CC&R's standards with the risk of a fine. This has definitely worked to get the attention of these "repeat offenders" and we have seen their properties cleaned up!

Vacant Lots. 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. Several owners have done this.

BIM has opted to not do their inspections on the backside of homes that back up to the golf course. It is too dangerous to attempt with golfers on the course. It is also too challenging

to match up addresses. Next year an email blast will be sent to all residents reminding them that their “back yards” need to be maintained - especially golf course properties.

Pine Valley Loop common area was slated to be cleaned. It did not happen due to not having a vendor to remove the brush piles.

A budget for common area maintenance needs to be set.

Fall and Spring hanging flower baskets could use a little refresh - which will require some money to do so.

BIM reviewed and updated the Community Standards document earlier this year.

Malinda Iskiyan, BIM Chairperson.

MOTION: Barb Riley motioned to approve the BIM report as submitted and Jim Keeling seconded. Motion carried.

Discussion was held on the status of 346 Gleneagles Trail and their lack of landscaping maintenance. Pete has contacted the property owner to work on a solution. James explained there is a budget line for common area maintenance. The BIM committee was not aware of this budget item. ML North President has asked for clarification of the landscaping at 117 Oakmont Loop. The BIM is reviewing this request.

c. COPS – Pete Glee

Pete reported Talos is updating the software they use and the August billing has not been received to date. There were no reportable incidents during the last billing cycle. Kathy requested she would still like to see a monthly report.

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

d. Covenants, Conditions & Restrictions (CC&R) Committee Update

A letter was delivered to Clerk of the Board, Flathead County Commissioners’ Office on the 8th of September 2025 with the following attachments.

1. Amendment to Declaration of Covenants, Conditions and Restricts of Meadow Lake Country Club Estates.
2. Exhibit “A” – Declaration of Covenants, Conditions and Restrictions of Meadow Lake Country Club Estates dated 30 October 1985 (Article VI, Section 1 highlighted).
3. Exhibit “B” – Affidavit of Vote Tabulation.

Units voting for amendment	329
Units opposed the amendment	8
Units not responding	63
TOTAL units at Meadow Lake	400

No response received from the Commissions' Office to date

Submitted by Kathy O'Connor, Member of CC&R

MOTION: Barb Riley motioned to approve the CC&R report as presented and Jim Keesling seconded. Motion carried.

7. Tamarack Meadows Update

James Ablett, Pete Glee and Ann Stephens have met with the Schellinger group several times to help with the process of preparing CC&R's, Building and Community Standards documents for inclusion in their submission to the county for final plat. Their CC&Rs tie Tamarack Meadows under the umbrella of MLHOA. There is still discussion regarding the RV lots and whose responsibility it will be to maintain. Kathy asked where the mailboxes for Tamarack Meadows would be located. They will be located at the same location where Tamarack Heights mailboxes are located, with some minor changes to include repairs to the existing site. Barb was concerned regarding a new house on the west side of the Schellinger property might be in violation of the subdivision rules. Pete will check. Discussion was held regarding the MLHOA quarterly dues for Tamarack Meadows. James presented several options for the board to review regarding the start and collection of MLHOA dues. The board voted to assess the same fees paid by current homeowners effective 1 January 2026 through 30 June 2026 or at final plat.

MOTION: Barb Riley motioned to approve the Tamarack Meadows assessment as reported and Dave Wood seconded. Motion carried.

8. Review of Noxious/Targeted Weed Policy

The board voted to leave the Noxious/Targeted Weeds on Private Property status quo.

MOTION: Barb Riley motioned to approve the Noxious/targeted Weeds on Private Property policy status quo and Kathy O'Connor seconded. The motion carried.

9. New Owner Transfer Fee Policy was approved effective 11 September 2025 via board email vote.

10. Credit Card Merchant Processing Fees Charged Back to Owners Policy was approved effective 11 September 2025 via board email vote. Board voted to change the effective date of the policy to be effective 1 January 2026.

11. Review of Board Meeting Schedule

12. New Survey – Kathy O'Connor

At the annual meeting it was suggested a committee be formed to explore the existence, nature and prevalence of membership concerns with the MLHOA. The secondary objective would be to make suggestions for mitigating material concerns. The committee created a work plan, a workable timeline and suggested governance of the committee. The first

meeting was held and focus groups were appointed. The committee has requested a budget of \$750.00 for this project.

MOTION: Jim Keesling motioned to approve the budget for the Survey Project and Barb Riley seconded. Motion carried.

13. Board of Director's In Camera Session – The Board left the meeting at 2:00 and returned at 2:48.

14. Adjournment

MOTION: Barb Riley motioned to adjourn the meeting at 2:50 and Kathy O'Connor seconded. Motion carried.

ACTION ITEMS

1. Pete to seek legal interpretation of the CC&R's for the board's ability to grant variances.
2. ARB to submit Building Standards to the board for review prior to the 9 December 2025 meeting.
3. Update board on installation of 18 signs, 9 posts and 36 brackets
4. Pete to work with Rossiter property for landscaping maintenance
5. Pete to check on the new house that is being built on the west side of the Schellinger property that might be in violation of the subdivision rules.



Meadow Lake Country Club Estates Homeowners' Association, Inc.

Lara Shortall, Chairperson
Doug Bogan, Member
Patti Singer, Member

Sam Iraggi, Member
Pete Glee, Manager

RE: HOWARD GENGER APPEAL

September 18, 2025

Board of Directors
Meadow Lake Estates HOA
PO Box 2323
Columbia Falls, MT 59912

Directors,

We understand that Harold (Tres) Genger has submitted an appeal to the HOA Board after the ARB denied his request for a variance of the 15' side setback of his R lot at 1030 St. Andrews Drive.

While he has every right to submit an appeal to the Board, the ARB is granted the authority to and is committed to ensuring that we do our utmost to protect the CC&Rs and Building Standards guidelines of our HOA. To that end, we want to have the opportunity to present our united view on this variance request.

Mr. Genger states that he "believe(s) that the addition of a cart garage on R lot 35 will add to the value of (his) property as well as surrounding properties, without encroaching on the privacy of (his) neighbors while upholding the style, character and quality of homes and landscaping in the Meadow Lake Community."

The ARB does not have the same confidence that such an addition would add to the property value. Also, while the current neighbor agrees with Mr. Genger's plan for a ten foot (10') setback, the ARB is very concerned that this setback variance could become a problem in the future when either homeowner sells their home.

The current ARB was not present when the various setback parameters were determined, and while the setbacks vary depending on the location of the lot within the Meadow Lake Community, the parameters are clearly defined and documented in the CC&Rs Page 4, Section B.6.(a).

The ARB understands the value of having a golf cart garage for Mr. Genger, but we would ask that he consider other, less obtrusive options that would solve this desire without encroaching on the defined fifteen foot (15') setback.

If further discussion is needed to resolve this request, the ARB is open to an in-person conversation at Mr. Genger's property with the HOA Board.

Respectfully,
Meadow Lake HOA ARB

July 1, 2025

Board of Directors
Meadow Lake Estates HOA
P.O. Box 2323
Columbia Falls, MT 59912

APPEAL BY
MR. GINGER TO
BOARD OF DIRECTORS

Directors:

I am submitting this appeal in regard to the decision of the Architectural Review Board (ARB) to deny the request for a variance in the 15 ft. set back provision on R lots as described in Section III Planning Standards, Article 1.2 Building Setbacks, 1.2.1 Single family residential setbacks of the Meadow Lake Country Club Estates Homeowners Association, Inc. Building Standards. The variance request applied to lot R-35 (1030 Saint Andrews Dr.). The related documents are on file at the HOA office.

After receiving the ARB's decision, I met with Mr. Pete Gies, Manager of the HOA, at which time he informed me that the ARB's decision could be appealed to the Board of Directors.

My appeal is based upon the inconsistency in the of the lot setbacks throughout the Meadow Lake Community, i.e., Z lots, D lots, R lots and Tamarack Heights lots and the ARB's purpose to "ensure the style, character and quality of homes, landscaping to be consistent within the Meadow Lake Community".

Having not been involved in the development of the 7A plat in the mid 1980's, I can only hypothesize as to the determination of the setback parameters of the R lots relative to the setback parameters in other development phases to this point in time. I can say that the development of the setback parameters lacked consistency.

Prior to submission of my request for a variance on the side setback of lot R 35, I contacted the owners of lot R 34 to determine if they would have any concerns with the proposed variance from fifteen feet (15') to ten feet (10'). As stated in their letter dated June 30, 2025, they support the variance request as long as the ten foot (10') set back from our common property line is maintained throughout the construction of the cart garage.

Regarding the reference to the purpose of the ARB to "ensure the style, character and quality of homes and landscaping to be consistent within in the Meadow Lake Community", I believe that the addition of a cart garage on R lot 35 will add to the value of my property as well as surrounding properties, without encroaching on the privacy of my neighbors while upholding the style, character and quality of homes and landscaping in the Meadow Lake Community.

I look forward to having the opportunity to answer any questions regarding my appeal with the Board of Directors prior to the Board of Directors decision.

Respectfully,

Harold (Tres) Genger
tres@arb@msn.com
206-665-5376



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, 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 1st, 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">• Own residence• Owned in ML more than 2 years but less than 11 years

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

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.

10 a. 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. Adjournment - 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

MEADOW LAKE COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.
Architectural Review Board
PO Box 2323
Columbia Falls, MT 59912
(406) 897-2765

Lara Shortall, Chair
Sam Inaggi, Member

Bill Milner, Member
Pete Glee, Manager

June 23, 2025

(Lot Z-35)

Harold Genger
1030 St. Andrews Drive
Columbia Falls, Montana 59912

Dear Mr. Genger,

The purpose of the Architectural Review Board (ARB) is to ensure the style, character and quality of homes and landscaping is consistent within the Meadow Lake Community. To that end, the ARB has reviewed your request for a variance in order for you to be able to build a golf cart garage onto your home at 1030 St. Andrews Drive, Columbia Falls, MT 59912.

The committee has denied your setback variance request to encroach into the 15-foot setback that was established at the time that property and that phase of Meadow Lake was developed. The ARB and the MLHOA do not have the authority to change that setback.

Thank you for working with us to maintain the covenants and standards of this community. If you have any questions or concerns, please don't hesitate to contact me or any one of the ARB members.

Very truly yours on behalf of the ARB,

Pete Glee
General Manager
Meadow Lake HOA
hoamanager@ml-hoa.com
406.897.2765

June 30, 2025

NEIGHBOR LETTER
in agreement of
The Garage

Board of Directors
Meadow Lake Country Club Estates HOA
P.O. Box 2323
Columbia Falls, MT 59912

Directors:

As the owners of R lot 34 residing at 1024 Saint Andrews Dr., we are aware of and support the application for a variance of the R lot side setback on R lot 35 owned by Harold and Barbara Genger.

The proposed variance from fifteen feet (15') to ten feet (10') from our property line boundary will not negatively impact any access/agrees to our property nor will it negatively impact the integrity of our home or landscape. The variance request will have our support as long as the ten foot (10') side setback is maintained throughout the construction of the cart garage.

Sincerely,

John Schmidt

Catherine Schmidt