

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

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

Dave Wood, Director
Jim Keesling, Director
Patrick Malone, Director
Pete Glee, Manager

2025 Annual Meeting Minutes

Date: Saturday, June 7, 2025
Time: 1:00 PM

Place: Glacier International Lodge at
Glacier International Airport
4150 U.S. Hwy 2 E, Kalispell, MT

Board members present: James Ablett, Jeff Brodie, Kathy O'Connor, Barb Riley, and Jim Keesling. Patrick Malone attended via Zoom. Also present were Pete Glee (MLCCEHOA Manager), Diane Craft (Bookkeeper), and Ann Stephens (Administrative Assistant).

1. **Call Meeting to Order** – James Ablett called the meeting to order at 1:02p.m.
2. **Opening Comments** – James Ablett greeted the homeowners, shared that the Annual Meeting was being presented via ZOOM, and introduced the Board. James Ablett also introduced the office staff and stated that the meeting would be conducted in accordance with the Roberts Rules of Order. He related that several meeting proxies had been sent in and that 80 votes would meet quorum. Since no comments were submitted before the Annual Meeting, comments will be reserved for the end of the meeting.
3. **Proof of Notice of Meeting** – Pete Glee confirmed that the Notice of Meeting was posted on the Meadow Lake HOA website as of 12/31/2024.
4. **Roll Call and Certification of Proxies and Quorum** – Barb Riley confirmed that quorum was met with sufficient homeowners present and proxies to conduct business.
5. **No Member Comments/Questions were submitted**

Information / Action:

6. **Approval of 2024 Annual Meeting Minutes** – James Ablett called for a motion to accept the 2024 Annual Meeting minutes. **MOTION:** Barb Riley motioned to accept the 2024 Annual Meeting minutes as presented. Hank Beebe seconded. Motion carried.
7. **Financial Report** - James Ablett summarized the Financial Report as presented and invited questions from the floor. Heidi Hart asked if she could present a motion regarding credit card fees; James Ablett tabled the discussion until the end of the meeting. James Ablett addressed a question about the funds in the reserve account. He stated that MLCCEHOA is responsible for road infrastructure and mailboxes in Meadow Lake. Reserve funds are calculated over a lifetime use and monies need to be saved for future repairs. James Ablett said that he would be available after the meeting to answer specific questions on the Financial Report, and he stated that a full reserve report was available at the office. A question was presented regarding the Bad Debts expense. James Ablett related

that St. Andrews HOA (SAHA), MLCCEHOA, and Vacatia shared in drainage repairs near Building One. The Bad Debts account is the balance that SAHA has not paid for their share of expenses. Pete Glee said that SAHA disputed the amount that was allotted to their association, and SAHA felt that they should have been advised beforehand of the repair work. Pete Glee stated that the water issue was urgent and needed immediate resolution.

Heidi Hart asked to present a motion to charge credit card fees for HOA dues payments back to the homeowners who use credit cards. Discussion ensued regarding the cost of doing business, the payment options currently used, and the viability of adding a fee to the homeowner invoices. James Ablett asked Diane Craft if it would be difficult to add a credit card fee, and she stated that it would be a simple addition to the invoice. Patti Singer stated that ACH payments have smaller fees. **MOTION:** Michelle Brodie motioned to table the discussion until review by the Board. Roy Teal seconded. Motion carried.

8. 2025-2026 Budget Proposal - James Ablett reviewed the proposed budget. He stated that the Board recommends an increase of MLCCEHOA dues from \$800/year to \$847/year to increase reserve funds. He opened the floor to questions. Tom McElwain asked why the Trim & Thin budget was cut to zero; he related the importance of keeping properties clean for fire hazard and insurance purposes. James Ablett related that the Board decided to cut the Trim & Thin to save funds to cover the increased cost of security. James Ablett stated that the common areas will still be maintained, but homeowners will be responsible for their own properties. Homeowners who do not maintain their properties can be fined for non-compliance. Tim Carlburg related that the Forest Service has MWED grants available for property owners to help with clearing a lot. The Forest Service will assess the property, recommend clearing options, and may offer reimbursement for some of the costs dependent upon lot size. Tim Carlburg will share the information with Pete Glee. The question was presented as to who approves of the quality of chip sealing and road repairs since some of the roads are still cracked. **ACTION:** Pete Glee said that he would talk with the contractor and inspect the road issues.

Discussion ensued regarding the dead trees and brush piles on land owned by the Meadow Lake Golf Course. **ACTION:** Barb Riley stated that it would be appropriate for the Board to speak with the Meadow Lake Golf Course regarding the issue and fire mitigation.

A homeowner wondered why chip sealing is performed in Montana and stated that chip sealing may be an unnecessary expense. The chips add another wear layer to the asphalt intended to postpone rebuilding the roads. Pete Glee said that the contractor, Double Diamond, has assessed the cracks in the roads and will submit a bid to repair them. Pete Glee mentioned that the sink holes on Seminole Lane may need major repair. Susan Wolf highlighted a water issue by Spyglass Hill and St. Andrews Road. Pete Glee said that a road repair project for Spyglass Hill is scheduled for the Fall of 2025. **ACTION:** Ray Biggs recommended that the Board consider the practice of chip sealing in Meadow Lake. The Board will contact contractors and review the effectiveness of chip sealing.

Heidi Hart related that she does not like the continued increase in MLCCEHOA dues and wants to cut the budget. James Ablett asked what services the homeowners would like to

cut. Kathy O'Connor stated that the Board had already decided to not make changes to the MLCCEHOA website due to excessive costs. Tom McElwain reminded the homeowners that Board meetings are open to the public, so homeowners can discuss the issues directly with the Board. Discussion ensued as to the cost of security. James Ablett said that the security company (Talos) conducts one (1) random drive through Meadow Lake from October to May, and two (2) random inspections during the summer months. He mentioned that the security presence provides regular patrol and visibility in Meadow Lake. Talos looks for suspicious activity, open garage doors, mail and packages sitting out, and driveways that are not shoveled during the winter months. James Keesling said that he spoke with the security personnel, and he appreciates their work. Doug Bogan asked if there were measurable metrics as to the effectiveness of the security team. Pete Glee said that he receives regular security reports. **ACTION:** Pete Glee will include security reports in future Annual Meeting reports. Pete Glee said that, while the MLCCEHOA is not required to have security, the homeowners voted to provide the security, as it is a deterrent to illegal activity. Karin Brown inquired about the contact information for Talos security; Pete Glee said the number to call is on the Bulletin Boards and MLCCEHOA website.

A homeowner said that her Arizona HOA charges a new buyer a transfer fee to fund the reserves. Barb Riley said that a transfer fee assessment could be considered. Both Vacatia and SAHA charge fees to cover administrative expenses associated with the transfer of ownership. Heidi Hart recommended a motion for the Board to consider and HOA transfer assessment. **MOTION:** Ann Stephens motioned for the Board to consider an HOA transfer assessment. Bruce Gillis seconded. Motion carried. James Ablett concluded his Financial Report and Budget Report. **MOTION:** Ann Stephens motioned to accept the Financial and Budget Reports as presented. Hank Beebe seconded. Motion carried.

9. Standing Committee Reports:

a) **ARB** - Pete Glee acknowledged the members on the ARB committee and asked if there were any questions about the report. Tom McElwain inquired about the impact of the new development by Schellinger. James Ablett said that 103 lots would be added to the MLCCEHOA in phases. Pete Glee said that an ARB package has been prepared for new homeowners, and volunteers are needed for the ARB committee to review proposed new property construction. Pete Glee concluded his report.

b) **BIM** – Jeff Brodie reviewed the BIM report and acknowledged its committee members. Barb Riley said that information regarding BIM requirements can be found on the website. Jeff Brodie concluded his report. **MOTION:** Patti Singer motioned to accept the BIM report as presented. Hank Beebe seconded. Motion carried.

c) **COPS** - Pete Glee asked if there were any questions from the COPS report. Barb Riley recommended that seasonal homeowners clear their snow so as not to look like a target for thieves. **MOTION:** Patti Singer motioned to accept the COPS report as presented. Ann Stephens seconded. Motion carried.

10. General Manager's Report – Pete Glee briefly reviewed the Manager's Report. He related that Ann Rhodes will continue to work on the MLCCEHOA website despite moving

from Meadow Lake. A homeowner asked about the Meadow Lake North outdated website. Pete Glee said that the Meadow Lake North website is not paid by MLCCEHOA, but he will provide the contact information of the website provider. **MOTION:** Jim Keesling motioned to approve the General Manager's Report as presented. Bill Milner seconded. Motion carried.

11. Board of Director's Election Results Report - Barb Riley stated that Jim Keesling, James Ablett, Patrick Malone, and Barb Riley were voted in on the Board of Directors.

12. CC&R Committee Report – Kathy O'Connor reviewed the CC& Report and thanked Heidi Hart, Barb Riley, Ann Stephens, and Sam Iraggi for their work on this committee. Kathy O'Connor stressed the importance of obtaining 8 more votes to eliminate the "Sunset Clause" from the Meadow Lake CC&R document. This will mark a 75% super-majority. Timeshare owners need to designate a unit representative who can cast a vote for the entire timeshare. The change to the CC&R documents needs to be completed by the end of August to have it reviewed and approved by the Flathead County Commissioners before the October 2025 deadline. If there are insufficient votes to make the change, there will be no MLCCEHOA. Kathy O'Connor acknowledged that homeowners would like to see changes to the CC&R documents; however, the first and crucial step is to continue the MLCCEHOA. A discussion ensued on the floor as to what can be done to encourage voting participation. Some wondered if the names of those who have not voted could be posted. Heidi Hart and James Ablett asked if it is legal to share names or if it would be a violation of privacy. James Keesling recommended sending another letter relating to the repercussions of not voting. Kathy O'Connor suggested talking with your neighbors. Kathy O'Connor concluded her report.

Other Items:

13. Public Comment – Floor open for comments from attendees

Jeff Brodie stated that the Meadow Lake Fone Run will be held on September 6th, 2025. There is no charge to participate. T-shirts and snacks will be provided. The course starts at 8:30 a.m. at Hucklebear Park. Please bring food for a Food Bank donation.

MOTION: Heidi Hart motioned to charge back credit card fees to homeowners who use the credit option to pay MLCCEHOA dues. John Connelly seconded the motion. Motion carried. Pete Glee asked if the charge to the homeowners would be based on a dollar amount or percentage. James Ablett said that a flat percentage of 3% would be easiest. Doug Bogan stated that credit card fees are charged because they fund the rewards and benefits that a card offers. Doug Bogan asked if credit cards for payment should not be used. James Ablett asked how many homeowners pay on credit cards. Diane Craft stated that 60-80 homeowners use their credit cards to automatically pay their dues. Other homeowners can pay directly online through the Meadow Lake website. James Ablett expressed concern over dues being in arrears if credit cards are not allowed. Bill Milner said that he thinks credit card use is a cost of doing business. Discussion ensued from the floor regarding the convenience of credit card payment options. Patti Singer stated that it is a common practice to add a credit card use fee. Pete Glee said that proper notice of the credit card use charge

will need to be posted on the website and the change will take effect on the billing for October 2025.

Ray Biggs related that Golf Course Drive is not plowed during the winter, and golfers are parking on the road, which is too narrow. He suggested having a No Parking sign installed. Pete Glee said that Golf Course Drive is not part of MLCCEHOA, but the Board can send a letter to the Golf Course regarding the unsafe conditions. James Ablett asked if the MLCCEHOA Board can send a letter since Golf Course Drive is part of Meadow Lake West HOA. Patti Singer, a Meadow Lake West HOA member, said that their Board is also concerned about the road, but the Golf Course has not worked on the issues.

Heidi Hart presented a motion to provide an annual review of the General Manager position for MLCCEHOA. James Ablett stated that Pete Glee is a subcontractor and not an employee. There has not been a performance review procedure. Kathy O'Connor asked if the members would like an annual survey to HOA homeowners as part of a performance review. Hank Beebe suggested having an annual review process discussed by the Board before a vote. James Ablett stated that the General Manager currently reports to the President, and not having a review has been neglectful. Heidi Hart rescinded her motion.

MOTION: James Keegan motioned that the Board of Directors will authorize and direct an evaluation system for the General Manager position. Bruce Gillis seconded. Motion carried.

ACTION: Kathy O'Connor said that the Board will work on an annual survey, and if anyone wants to join this review committee, please contact her.

JD Harrison said that the second speed bump on St. Andrews is in a terrible location and not visible. **ACTION:** James Ablett said that the Board will consider a resolution.

John Connelly asked about government reporting; Barb Riley said that the reporting to which he was inquiring was federally stopped. Bruce Gillis expressed his appreciation for the Board and the committees for all the work and time they are giving to the MLCCEHOA. Public comment concluded.

14. **Next Meeting:** Saturday, June 6, 2026 @ 1:00 PM (Location to be determined)

15. **Other Items:** James Ablett said that weed control on vacant lots was discussed at a recent Board meeting. Jim Keesling asked if homeowners should be taking care of their own property weed control rather than the MLCCEHOA paying for the maintenance. Barb Riley stated that the CC&R documents state that property owners take care of their own property. Historically, if homeowners did not take care of noxious weeds, the MLCCEHOA would do so. She asked if there should be a charge back to the homeowners, especially in view of new lots joining the HOA. This would require a policy change.

16. **Adjournment** - James Ablett asked for a motion to adjourn the Annual Meeting.

MOTION: Mary Dawn Smith motioned to adjourn the meeting. Michelle Brodie seconded. Motion carried. Meeting adjourned at 3:56p.m.