Meadow Lake Country Club Estates Homeowners Association, Inc.
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Steve Spotts, President
Kathy O'Connor, Vice President
James Ablett, Treasurer
Jeff Brodie, Secretary

Connie Hitchcock, Director
Lynn Zanto, Director
Lance Lynch, Director
Pete Glee, Manager

2024 ANNUAL MEETING MINUTES

Date: Saturday, June 1, 2024
Time: 1:00 PM

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

Board members present: Steve Spotts, Kathy O'Connor, James Ablett, Jeff Brodie, and Connie Hitchcock. Board members absent: Lynn Zanto and Lance Lynch. Also present were Pete Glee (MLCCEHOA Manager), Diane Craft (Bookkeeper), and Ann Stephens (MLCCEHOA Administrative Assistant).

1. **Call Meeting to Order** – Steve Spotts called the meeting to order at 1:01 p.m.
2. **Opening Comments** – Steve Spotts stated that there was quorum to conduct business at this Annual Meeting. He related that the new mailboxes were set up and thanked Sam Iraggi for his help in completing the project. Steve Spotts concluded his opening comments.
3. **Proof of Notice of Meeting** – Steve Spotts and Pete Glee verified that the Proof of Notice of Meeting had been posted on the MLHOA Website 12/31/2023.
4. **Roll Call and Certification of Proxies and Quorum** – Jeff Brodie confirmed that there were sufficient homeowners present and proxies to conduct business.
5. **Member Comments**: No Member comments or questions were submitted before the meeting. Steve Spotts related that additional questions would be reserved for the end of the meeting (per Agenda item #15).

Information / Action:

6 &7. **Approval of 2022 Annual Meeting Minutes & Approval of 2023 Annual Meeting Minutes (No Quorum)**: Steve Spotts called for a motion to accept the 2022 Annual Meeting Minutes. **MOTION**: Heidi Hart motioned to approve both the 2022 and 2023 Annual Meeting Minutes. Michelle Brodie seconded the motion. Motion carried.

8. **Financial Report**: James Ablett briefly reviewed the Financial Report. He stated that he used QuickBooks reports to summarize data in the submitted financial statement dated 05/15/2024. James Ablett highlighted the $100,000 Accounts Receivable collection from the legal suit settlements. These monies were used to fund the MLCCEHOA reserves account. James Ablett stated that he would be available after the meeting to entertain any

additional questions. A homeowner asked how much of the attorney fees were recovered. James Ablett stated that he was not sure of the exact amount since the settlement included the MLCCEHOA delinquent dues, finance charges, and reimbursable attorney fees. However, he believed that the recovered funds were close to the amount owed. **MOTION**: Barb Riley motioned to accept the financials as presented. Karen Smith seconded the motion. Motion carried. Before concluding, a homeowner asked if the financials should be approved per audit. James Ablett stated that a full audit is cost prohibitive and not required by the MLCCEHOA By-Laws. James Ablett concluded his report.

9. **2024-2025 Budget Proposal:** James Ablett directed attention to the Budget Proposal and focused on the recommended increase of MLCCEHOA assessments from $720.00/year to $780.00/year (or $195/quarter). He related that the assessments are used for road and common area maintenance and improvements, such as mailboxes, chipseal, and pavement. MLCCEHOA uses Association Reserves, a professional service, to study and assess the maintenance needs in comparison to the funds in the reserves. The report from December 2023 recommends a 25.5% increase in funding over the next four years and 2.25% increase thereafter. James Ablett related that replacement costs have increased over the past several years by 221%. He stated that the Executive Summary Report of the Reserves Study is available on the website; however, homeowners can request a full copy, if desired. He also informed the homeowners that Association Reserves will perform updated studies annually for the next few years. James Ablett opened the floor for discussion.

Barb Riley wondered if local banks are the best place for MLCCEHOA reserve funds and asked if there has been research into investments with higher rates. James Ablett related that some of the funds are invested in certificates of deposit, but other investment options have not been recently explored. Barb Riley suggested looking into investments that would maximize interest income strategies. Steve Spotts expressed concern over the importance of the fluidity of resources. Barb Riley responded that an investment strategy should include fluidity, maximizing funds, and still be conservative.

Heidi Hart asked for clarification on the increase in MLCCEHOA dues. James Ablett stated that the MLCCEHOA would raise the dues to fund Capital Reserves; overall the increase would be 8.33% and would begin with the July 1, 2024, billing. Pete Glee mentioned that the Board of Directors can increase dues by a certain percentage, but the homeowners can vote on a higher increase, if needed. Kathy Smith asked if the increase would affect the timeshare units. James Ablett answered that yes, the increase would be billed to Vacatia and split by the timeshare units.

MOTION: Joe Tabler motioned to approve the budget and increase MLCCEHOA dues as presented. Hank Beebe seconded. Motion carried. James Ablett concluded his report.

10. **Standing Committee Reports**:

ARB - Steve Spotts stated that he would be resigning from the Board as of June 30, 2024. He reviewed the ARB report as written and concluded his report. A homeowner asked if there had been any updates on the new addition. Steve Spotts stated that there are no

updates. Pete Glee related that the developers are waiting for DNRC approval and final plat process. Barb Riley added that the final plat process will take approximately 6-9 months because water needs to be installed, and both the DNRC and DEQ need to give approval. She estimated that construction would not begin for at least one year. James Ablett stated that the Tamarack Meadows addition would be a new sub-association within MLCCEHOA. Steve Spotts stated that 107 new homes are planned. A homeowner asked who is responsible for the roads. Steve Spotts said that the developer (Schellinger) would be responsible for building the roads and then MLCCEHOA would maintain the roads going forward. A homeowner asked who cares for the roads from Turnberry Terrace to Gleneagles. Pete Glee stated this was "no man's land" because it is not platted. **ACTION:** Recommendation to ask Schellinger if they will plow the section from Turnberry Terrace to Gleneagles. A homeowner asked about construction for the roads in the new subdivision and if the developer will guarantee that roads are built to proper specifications. Steve Spotts stated that the Flathead County Planning Department gives the developer the road requirements, not the MLCCEHOA. A homeowner asked when HOA dues would be collected on the new subdivision. Barb Riley stated they would be collected at final plat. Steve Spotts said Schellinger would be responsible for paying dues. Barb Riley clarified that Schellinger would be responsible to pay HOA dues at final plat until lots are sold to new homeowners. James Ablett and Pete Glee confirmed. **MOTION:** Barb Riley motioned to accept the ARB report as presented. Ann Stephens seconded. Motion carried. Steve Spotts concluded the report.

BIM – Pete Glee encouraged the homeowners to review the BIM report and asked for any questions. Barb Riley asked if the Meadow Lake Golf Course is going to clean up the area along Tamarack. **ACTION**: Pete Glee stated that he would send the Meadow Lake Golf Course a letter to maintain the ditch area along Tamarack Lane. **MOTION**: Ann Stephens motioned to accept the BIM report as presented. Kathy O'Connor seconded. Motion carried. Before concluding, a homeowner asked about the plastic flowers in the Meadow Lake entrance. Pete Glee related that they would be replaced with real flowers after the frost advisory. Pete Glee concluded the report.

SOCIAL - JoAnn Cate stated that she did not submit a written report. She related that the Social Committee is vital for a friendly community. She reviewed some of the past activities, such as the Skate Party, Rib Fest, and Fone Run. Jeff Brodie stated that another Fone Run is scheduled for September 7th. JoAnn Cate expressed appreciation to Vacatia for providing the food for several events, such as the Halloween and Bobcat/Griz Parties. She also highlighted that the Social Committee provides Welcome Bags to new homeowners, sympathy cards, and a newsletter. **MOTION**: Tom McElwain moved to accept the Social Committee Report as presented. Patty Singer seconded. Motion passed. JoAnn Cate concluded the report.

COPS – Pete Glee reviewed the new security proposal options starting July 1, 2024, as follows: Currently, MLCCEHOA uses North Star Security based out of Polson; the monthly cost is $1416 for two patrols each day and requested responses. The proposed contract will change to (1) $1416/month for 4 days/week, or (2) patrols every day for more than

$3,000/month. Grizzly Security no longer offers patrols. Talos Security, which performs work for Iron Horse and the baseball field, is based out of Kalispell and has a fast response time. The options are (1) One random patrol daily from 5am – midnight at $60/day or $1825/month or (2) Two random patrols daily from 5am – midnight at $110/day or $3346/month. Call-out responses are billed at $60 per call.

Barb Riley discussed concern over the non-plowed driveways. Pete Glee stated that some homeowners don't want to pay to plow their driveways when they are away. Barb Riley mentioned that some insurance companies are checking on the maintenance of a property. Pete Glee stated that it is important to have a security plan in place. James Ablett discussed the financial implications of the changes, ranging from an increase of $42/year per homeowner to $100/year per homeowner. A homeowner suggested that, with the increase in crime in the area, the HOA choose two patrols per day. A homeowner asked about the difference between the Sheriff and a Security Officer. Pete Glee stated that the Security Officer is certified to make an arrest, if necessary. A homeowner asked if the Columbia Falls Police Department would perform patrol. Pete Glee said that MLCCEHOA is out of the city limits. Steve Spotts stated that the Board of Directors would make the final decision on the new security plan. **MOTION**: Barb Riley motioned to approve the COPS report as presented. Kathy O'Connor seconded. Motion carried. Pete Glee concluded the report.

11. **General Manager's Report** – Pete Glee directed attention to the General Manager's Report and asked if there were any questions. No questions were raised. **MOTION**: Kathy O'Connor motioned to accept the General Manager's Report as presented. Ann Stephens seconded. Motion carried. Pete Glee concluded the report.

12. **Board of Director's Election Results Report** - Jeff Brodie confirmed that David Wood was elected to the Board of Directors.

13. **CC&R Committee Report** – Kathy O'Connor introduced members of the CC&R Committee: Barb Riley, Sam Iraggi, Heidi Hart, Doug Cook, and Ann Stephens. She stated that the CC&R Committee is an independent committee working to eliminate the "sunset clause" which will terminate the CC&R's in MLCCEHOA as of October 25, 2025. She related that 300 votes (or a super majority of 75%) is needed to remove the clause. 175 have been received; those who have not voted will be personally contacted soon. After eliminating the clause, the CC&R Committee will begin reviewing any other updates or changes to the current CC&R's. A homeowner asked if the vote included timeshare units, and Kathy O'Connor replied yes. A homeowner asked for clarification on the number needed to pass. Kathy O'Connor replied 300 votes, and she said that homeowners could vote today before they leave. Homeowners asked if there is a deadline and if the timeshares have responded. Kathy O'Connor stated that the Committee will meet in two or three weeks to review the votes. Pete Glee said that timeshare votes have been received but not tallied. Ann Stephens mentioned that votes from Canada are being received. A homeowner asked why the timeshares are included in the vote. Steve Spotts stated that timeshares are part of the Master Association. Pete Glee stated that St. Andrews, Spyglass, and Glacier Village sit on property in the MLCEEHOA, are members of the HOA, and pay dues. There is one representative for each unit. Kathy O'Connor expressed thanks. **MOTION:** Michelle

Brodie moved to accept the CC&R Committee Report as presented. Barb Riley seconded. Motion carried. Kathy O'Connor concluded the report.

Other Items:

14. **Public Comment** – Floor open for comments from attendees

Sam Iraggi asked if the Board would decide on the final security contract. Pete Glee said that was correct. Discussion ensued as to whether the attendees could vote on the security plan now. Connie Hitchcock stated that there are no specific bids yet, but asked for a show of hands as to who would like patrol once or twice per day. The majority chose two patrols per day. Discussion continued as to the amount of reporting, random times of patrols, reducing the patrol in the winter to save money, and impact on the budget. Barb Riley stated that the Board of Directors has the authority to adjust the budget.

Barb Riley requested a Zoom or electronic option for the Annual Meeting since there are many members who would like to attend but are unable to do so in person. **MOTION**: Tom McElwain motioned to have all future meetings available by Zoom. Barb Riley seconded. Before passing the motion, Steve Spotts asked how actual ownership would be verified by Zoom. Barb Riley stated that, according to the CC&R's, any member has the right to be at the meeting and vote. She also asked to amend the Motion to "Zoom or other electronic means". James Ablett expressed concern over voting, monitoring the meeting, and validating the attendees over an electronic option. Barb Riley stated that it was a logistical issue that could be resolved. A show of hands revealed the majority want to table the original motion and undertake a feasibility study. The motion was amended to the following: **MOTION**: Connie Hitchcock motioned to have the Board of Directors conduct a feasibility study to determine the viability of electronic media communications. Michelle Brodie seconded. Motion carried.

A homeowner requested to see the Annual Meeting Agenda and packet before the actual meeting. Pete Glee stated that the packet and reports are not usually prepared until just before the meeting. A homeowner asked if the City of Columbia Falls was planning to annex Meadow Lake. Barb Riley stated that the City of Columbia Falls has no planning authority outside of city limits, and she has not heard of annexation. Public comment was concluded.

15. **Next Meeting**: Saturday, June 7, 2025 @ 1:00 PM (Location to be determined)
16. **Other Items**: Stephen Spotts stated that he is resigning from the ARB as of June 30, 2024. Attendees thanked Stephen Spotts for his service. Steve Spotts thanked all those who attended the Annual Meeting, Jeff Brodie, Pete Glee, and Ann Stephens. He also thanked JoAnn Cate, Carol McElwain, Patty Singer, and Carrie Wick for their work in supporting the meeting.
17. **Adjournment**: **MOTION**: Ann Stephens moved to adjourn the Annual Meeting. Kathy O'Connor seconded. Motion carried. Steve Spotts adjourned the Annual Meeting at 2:58 p.m.