



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

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

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

Board Meeting Minutes
Tuesday, 17 March 2026 at 10:00 am
MLHOA Office

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

Public Comment: None

Information:

1. President's Report - James Ablett accepted a suggestion from a board member that item Number 6, Harold Genger appeal on the agenda be moved forward to expedite the guests time spent waiting for his presentation. Mr. Genger expressed his previous requests that he be allowed a variance of side setbacks to allow for an attached golf cart garage be built to his existing home. Discussion was held regarding the denial of this variance request in a previous board meeting. Barb Riley reported that she has been unable to contact a second legal counsel for a second opinion. Mr. Genger thanked the board for their time and continued effort. This is still an open action item.

James Ablett continued his president's report explaining the new zoning regulations that are currently being imposed have caused issues within the Meadow Lake community. Kathy O'Connor expressed her concerns that no exceptions should be granted in the future.

Discussions and Action:

2. Approval of Minutes of Previous Meeting of 9 December 2025.

MOTION: Jim Keesling motioned to approve the minutes with the corrections noted and Kathy O'Connor seconded. Motion carried.

3. Managers' Report and update of action items from the 9 December 2025 meeting.

ACTION ITEMS

1. Pete to review recommended options for Chip Seal vs. Seal Coat from Morrison & Maierle Engineering. **Agenda Item for Discussion**
2. Review COPS Charter for revision or perhaps retiring. **Agenda Item for meeting**
3. Update board on installation of 18 signs, 9 posts and 36 brackets. **On hold till spring.**
4. Pete to seek a legal opinion of the possible ingress/egress violation of the Colbo Easement Road in Tamarack Meadows. **On hold - Tamarack Meadows had to resubmit for Preliminary Plat. The attorney's preliminary research found that the easement had not been recorded. We currently do not know if the easement will be on the Preliminary plat's re-submission. Additional information in Agenda Item for today.**

Manager's Update-

1. **Speed Bump and Signage** - We continue to get complaints from owners regarding the speed bumps and lack of signing on nine of the 10 additional speed bumps that were installed. At the time this was discussed the materials cost for the additional signage was if purchasing the 18 signs, 9 posts, and 36 brackets from Amazon would be about \$3,055. If purchased through Kalispell Copy the cost was \$1,335.01 for 18" signs, and \$1,660.63 for 24" signs. At the time the additional speed bumps were installed signage was not a part of the project. We have gotten a specific request from an owner for this to be discussed at this Board meeting and suggested for the agenda at the Annual Meeting.
2. **Short-Term Rentals** - Bill Milner and I met with Flathead County Planning and Zoning (P and Z) regarding requirements for short-term rentals. Specifically, to find out if Flathead County has any restrictions on how many people can occupy a given property rental. The P and Z responded that to get a short-term rental (STR) permit in Flathead County, Montana, determine your zoning district, submit an Administrative Conditional Use Permit (if

required) to the Planning and Zoning Office, and obtain a State of Montana Public Accommodations License. Fees for the county application are generally \$380, plus \$75 for an adjoining property owner list. They do not have any maximum limit on the number of people that can be at the rental. They recommended we check with the Flathead County Health department. They also said they have no restrictions regarding maximum occupancy. The reason for the visit was to determine if one of the short-term rentals in Meadow Lake was in violation.

3. **Road Maintenance** - One of three road maintenance projects were completed in 2025. The repair of Spyglass Hill Loop at the Fitness Center end of the loop was completed.

The second project was the repair of the small cul-de-sac on Seminole Way. This project did not get completed with the weather turning cold prior to Double Diamond getting to the project. The third project was for the repair of the intersection at St. Andrews Drive and Spyglass Hill Way, and a short distance up Spyglass Hill Way. This project also did not get completed due to cold weather and Double Diamond's schedule. This project was postponed until this spring. Should this project be expanded to include the rest of Spyglass Hill Way at its intersection with Spyglass Hill Loop?

4. **Snowplowing** - We continue to receive compliments on the job JD Thinning is doing with the snow removal and ice control utilizing the molasses salt product.

5. **BIM Committee** -The BIM Committee currently has only two members, Jeff Brodie and Ann Stephens. They have repeatedly solicited additional members, but no one has stepped up. This committee is critical to the Meadow Lake Community. One of the main functions they provide is to assure owner properties are being maintained. This requires at least two on-site reviews of all properties front and back. This is very time-consuming as are warning letters, violation letters, and follow-up letters need to be sent out. The sending of these letters requires much of Ann's time.

- a. The charge back of the credit card fees to the owners was implemented with this quarter's dues, in the January 1st billing. This proved to be a very difficult transition as there was no way to tell if an owner had used a debit

card or a credit card to sign up for autopay. In contacting Clover, they said they could track that for us, but we would need to sign up for additional services, which of course would result in additional fees. We did find out that the report they generate when the autopay is processed does have a column identifying whether each card was a credit or debit card. With that Alana is able to select which auto-pays are charged the fee. Pete Glee reported speed bumps are on the schedule to be painted this year.

Discussion was held regarding the large speed bumps in the community and could they be shaved to an acceptable level at the others speed bumps. Jeff Brodie and Kathy O'Connor did not think it was worth the cost to have the speed bumps shaved. James Keesling will research the regulations on recommendations for the height of speed bumps and report back to the board at the next meeting in June 2026

MOTION: Barb Riley motioned to approve the manager's report as reported and Kathy O'Connor seconded. Motion carried.

4. Finance Report - James Ablett

The draft 2026/2027 budget has been prepared with the identical assessment amounts as 2025/2026, that being \$847.00 annually, and \$211.75 quarterly.

MOTION: Jim Keesling motioned to approve the Budget as presented in the board workshop on 16 March 2026, with the adjustments discussed, and Barb Riley seconded. Motion carried.

5. Other Standing Committee Reports

ARB Report - March 17, 2026

NEW CONSTRUCTION:

1. Prendergast (spec home) - 1287 Oakmont Lane: Closed in with most exterior siding complete. Currently working on interior. Next milestone meeting targeted in March. Goal is for construction to be complete in April with landscaping complete within 12 months (June 25).
2. Ludwigsen (spec home)-248 Oakmont Loop: Closed in. Currently working on interior. Working on scheduling 6-month milestone meeting March 9. Builder was notified to remove "for sale" sign and dog from construction site.

3. Chris Catt, 347 Gleneagles Trail (second build)- Preliminary review with ARB occurred. This was very detailed and Chris has only a few outstanding items to complete to get final approval. ARB granted a variance for Chris to start some lot preparation once he pays all fees and deposits. The lot will be prepared (no tree removal) for an ARB onsite review sometime in March. He expects to start construction in April and complete all construction and landscaping in October, 2026.
4. Chvilicek, 365 Gleneagles Trail - Preliminary review with ARB occurred. They did a preliminary review with the ARB in January, 2024 then the project went on hold. They updated the drawings to show that the house will be built at 10' setbacks (instead of originally planned 5'), however, there will be a retaining wall along one side of the house that will encroach into the 10' setback. Pete is working with them and Flathead Planning and Zoning to provide documentation showing that they began planning prior to July 1, 2024, when the 10' setbacks went into effect. As of February 26, the project is on hold again.
5. Van der Hoek, 144 Oakmont Loop - They are planning to do geotechnical testing and monitoring of ground and surface water on their property. They have paid \$2,000 to cover \$1,000 Road Damage Deposit and \$1,000 Road Impact Fee. They are to contact Pete to let him know when the testing will start so that he and/or an ARB member can meet with the contractor.
6. Bums, 678 St. Andrews Dr. -They are requesting a preliminary design review with the ARB. This will be scheduled when all required documents are received.

MAJOR REMODEL:

7. Wright, 244 Pine Valley Court - Exterior renovations including paint, architectural details and deck railing replacement. Interior renovation in progress, with a dumpster on the driveway.
8. Singer, 800 St. Andrews Drive - Garage door replacement spring of 2026.
- 9.

BUILDING STANDARDS:

- IO.Submitted for Board approval March 3. See separate agenda item.
11. The Welcome Packet will be updated to match the new MLHOA Building Standards once approved.

Beautification, Improvements and Maintenance (BIM) Report 17 March 2026

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 has been completed in the spring should be maintained throughout the growing season.

The committee will look at refreshing the St. Andrews park area, the area at the corner of Spyglass Hill and St. Andrews and the clean-up of Pine Valley Loop Park as a priority.

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

Social Committee - no report submitted

Community Operations and Protective Services (COPS) March 17, 2026

The Talos Security team continues to patrol Meadow Lake. There were 3 (three) recordable events during this quarter. They are included below.

Starting on October 1st, they continue to patrol on their winter schedule. Beginning in May they will resume their summer patrol schedule and continue through September 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.

Number #1 parking violation Report Created

Created By: Joshua Pound

Staff: Joshua Pound

Site: Meadow Lake HOA

License Plate No.: 700290F

State: Montana

Make/Model: **Toyota Tundra**

Color: Gray

Time & Date: **2026-01-18 23:17:21**

Location: Oakmont Loop

Reason for Violation: Vehicle parked in front of driveway blocking half of roadway

Warning Issued: Yes

Pictures:

S Number #2 parking violation Report Created

Staff: Joshua Pound

Site: Meadow Lake HOA

License Plate No.: 7314010
State: Montana
Make/Model: **Volkswagen Taos**
Color: Black/Gray
Time & Date: **2026-01-19 23:33:21**
Location: 346 Gleneagles Trail
Reason for Violation: Vehicle parked blocking almost half of the roadway
Warning Issued: Y es
Pictures:

Number 3 - parking violation - On St. Andrews Drive in front of a NeNastako Unit. Pickup truck parked on the road overnight for several nights but was gone during the day. A neighbor called me to report the violation. I contacted Meadow Lake Resort Hotel. They said the unit had a long-term renter, and they would call and inform the occupant of the nighttime parking restriction. The pickup remained parked on the road for two more nights. I followed up with Will Steck to report the issue and that the first warning hadn't worked. I then called Talos Security to have them ticket the vehicle with a violation warning. This resolved the issue as the truck has been parked in the driveway of the unit since then.

Survey Committee (Focus Group) Report for 17 March 2026

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

- Project design work has begun.
- Participant recruitment for the 3-5 focus groups has begun via newsletter.
- Focus groups to be conducted in the first week of August 2026.
- Final report to be provided to HOA Board within 2-4 weeks following the final focus group.
- Input from Board Members regarding their thoughts on specific issues or solutions that the Board is interested in probing.
- 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).

Segment Name	Qualification Criteria
Owners, Full Time	• Own residence

	• Owned in ML more than 2 years but less than 11 years • Live in ML 10 months/year or more in past 5 years
The segment breakdown for focus group participants is Owners, Part Time	• 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	• Own residence • Owned in ML more than 10 years
Board & Committee Members	• Prior Board members • Prior Committee members

6. Harold Genger - See above discussion in Presidents Report.

7. Zoom - Annual Meeting - The board discussed the feasibility of providing a zoom meeting for the 2026 annual meeting of members and decided to provide a zoom option again. Barb Riley agreed to be the board member in charge of this zoom portion of the meeting, to include setting up of technical support, recording and providing minutes of the board meetings. Reservations of the room at Glacier International Hotel have previously been confirmed.

MOTION: Jim Keesling motioned to approve the zoom meeting option and Barb Riley seconded. Motion carried.

8. Building Standards-James Ablett called for any changes to the proposed Building Standards as presented to the board by the ARB. Barb Riley proposed several wording changes and/or which will be submitted to the ARB.

MOTION: Barb Riley motioned to approve the Building Standards document with the above suggested changes via email to the board and Jim Keesling second. Motion carried.

9. Tamarack Meadows Update -

Summary:

Meadow Lake HOA was notified on February 20th by an email sent to the General Manager that they would need to resubmit their application and documents for Preliminary Plat.

Detail:

I met with one member of their team the following week and they related the preliminary plat application had expired. An application expires 3 years after it has been submitted. At that time, they indicated they planned no changes for the re-submission.

They related this re-submission would be on an expedited track and estimated their goal was to have final plat approval in July.

One of the conditions of the Preliminary Plat they had been approved for was to establish an agreement with Mountain Watch - The Woods (Mountain Watch) that addressed a 25% cost sharing by the owners within Tamarack Meadows.

James Ablett, Ann Stephens, and myself worked with Mountain Watch, and Schellinger Construction to draft that agreement. Meadow Lake HOA would be responsible for administering the agreement. One of the requests from Mountain Watch for the agreement was to have an increased (>25%) sharing of the Turnberry Terrace road by Tamarack Meadows. The final agreement is for only the 25% and nothing greater. The definition of road maintenance was also put in the document to limit the sharing to just the road surface maintenance and not structural maintenance of the roadway. It specifies what constitutes what is and what isn't considered road surface maintenance. This agreement has been completed by Schellinger Construction, signed and notarized by Mountain Watch. Meadow Lake HOA has not signed it at this time. The cost of this sharing will be an added assessment to Tamarack Meadows owners only and not by Meadow Lake HOA owners.

James Ablett submitted his concern that the Tamarack Meadows CC&Rs did not contain definitions for maintenance in regard to the Agreement with The Woods HOA. James is suggesting that the definitions be filed as an appendix with the Tamarack Meadows CC&Rs.

10. Discussion of retiring the COPS Committee - after further discussion it was decided that the COPS Committee will continue.

11. Road Maintenance - Jrunes Ablett reported the board had discussed and approved the road maintenance projects for the 2025/2026 season during a workshop on 16 March 2026. The first maintenance to be done will be crack seal and crack repair as needed to all MLHOA roads and will be assessed after receiving a new bid from Double Diamond.

Asphalt repair portion of Spyglass Hill Way to intersection of Spyglass Hill Loop, to include intersection of St. Andrews Drive and Spyglass Hill Way to be completed by Double Diamond after bid for the new extension.

Chip seal all of St. Andrews Drive, Seminole Lane, Augusta Loop, Spyglass Hill Way and Spyglass Hill Loop to be bid by Pavement Maintenance.

MOTION: Jim Keesling motioned to approve the road maintenance projects as discussed in the board workshop on 16 March 2026 and Barb Riley seconded. Motion passed.

Kathy O'Connor was concerned vehicles are driving on the walking path behind her house. The MLHOA office will contact Kevin Malloy, Schellinger General Project Manager for Tamarack Meadows to remediate this access.

The board moved to in camera session at 1:30 pm and reconvened at 2:46.

12. MOTION: Barb Riley motioned to accept the resignation, effective 17 April 2026 from Pete Glee, General Manager and Jim Keesling seconded. Motion passed.

13. Review of Board Meeting Schedule- no changes

14. Adjournment

MOTION: Jim Keesling motioned to adjourn the meeting at 2:49 and Barb Riley seconded. Motion carried.

Action Items:

1. Harold Genger on going discussion regarding variance for golf cart garage.
2. Update board on installation of 18 signs, 9 posts and 36 brackets. Action item from 9 December 2025 on hold till spring - Pete Glee
3. Request from owner regarding speed bumps for this discussion to be an agenda item at the annual meeting.
4. Speed bump regulations - Jim Keesling
5. Contact Kevin Malloy regarding vehicles driving on walking paths in Tamarack Meadows. MLHOA Office
6. Barb Riley to contact a second attorney regarding variance wording in CCRs. Action item from 9 December 2025.