**HOA President's Message**

September 15, 2012

The summer season is quickly coming to a conclusion, and autumn and the start of ski season are on the horizon. The seasonal change is afoot at Meadow Lake...leaves are beginning to turn, wildlife is preparing for winter quarters, and the HOA has begun its planning for snow plows. Regardless of the season, the Meadow Lake homeowner's association remains active working for the association's members, businesses, and guests. Since my last message (February 1, 2012), the association has been actively pursuing its goals, and this message summarizes our progress since February.

In July the homeowner association moved its offices from the Meadow Lake Real Estate Office to the Meadow Lake Inn. This move placed the association in the center of resort activities. The new location has promoted more open communications between the varied membership interests and allowed for an active social program benefiting resort owners and timeshare guests. If you haven't attended one of the events, you've missed some fun activities. I encourage you to drop by the new office location, visit with Bruce Beecher (our General Manager) and Miranda Harrah (Bruce's administrative assistant), to get an update of programs and services now available from your association (both are part-time contract staff members, office hours 9:00-1:00, M-F).

Another noticeable change for members who own residences or lots has been the consolidation of HOA assessment billing. Beginning last July, residential assessments (which were billed monthly along with resort water and sewer district statements) were removed from the water bills. This allowed us to standardize billing across all membership categories (residential, lots, timeshare, commercial) and to reduce costs by billing on a quarterly basis. (The water and sewer district continues to bill its services separately and on a monthly basis.) We have also introduced electronic billing for many of our members, and soon we hope to include options for electronic payments. Our move to the new offices helped make this possible through improved data base management, computer operations, and accounts receivable control.

We have heard from many members that they would like to have a community center here at Meadow Lake. The board of directors developed a concept paper for such a project and is exploring site location and funding options. The board thinks it could have a proposal ready for the general membership at the annual membership meeting in June 2013. The concept paper should appear on our website in October. If you have ideas what a community center should offer, don't hesitate to have that discussion with Bruce, me or any of the members of the association's board of directors.

Maintenance of the common areas remains central to much of our work this year. New speed bumps were installed on Gleneagle (Tamarack Heights Subdivision), resealing of Seminole lane was scheduled, pavement cracks on Spyglass Hill and Pine Valley Loop were to be resealed, and drainage problems along Saint Andrews Drive studied and set this fall for repair. An on-going challenge is getting speed bump heights correct.
to reduce traffic speed yet allow sufficient clearance for low vehicles. Street signs and road markings were attended to and park areas received attention as the association solicited bids for removal of dead trees and upgrading of Pine Valley Loop Park.

For the past year the association's board of directors has been working on a disaster preparedness plan for Meadow Lake. The plan, now in draft and out for coordination with resort businesses, Flathead County and the City of Columbia Falls, will provide a system for issuing disaster (or potential disaster) alerts and facilitating communication between Meadow Lake and emergency agencies in the Flathead Valley. The plan creates an emergency planning committee to manage the plan and implement its provisions during emergency conditions. Our goal is to have an operational plan by next June.

We have a couple of "regulations" in revision. The association's architectural review board drafted a revision to the building standards regulation to improve and standardize the review process for construction and renovation projects here at the resort. The final draft is scheduled for review by the HOA board of directors at its October meeting. Also, the HOA directors are reformatting the community standards regulation to standardize it with the new building standards regulation. You can anticipate seeing both revisions on the website this winter.

Earlier this summer the HOA's social committee sponsored a "garage sale" at homes and locations throughout the resort followed by a pot luck dinner at Hucklebear Park. In late August the committee put on a "rib fest" with a BBQ variety enjoyed by more than 50 members and timeshare guests. Golf and Halloween events were also planned. You can learn more about forthcoming holiday season activities by either visiting the association office or checking the HOA website.

With the 2011 conversion of HOA management from an all-volunteer operation to one under the guidance of a general manager, we have achieved efficiencies in many aspects of the association. Accounts management, contracts and budgeting have seen notable improvements. Accordingly, we did not raise assessments in 2012 (the first time in four years), and trends suggest our assessment level of $43.75 will continue throughout 2013. By staying focused on the HOA's strategic plan and its goals, the boards of directors and general manager have worked together in achieving these and other efficiencies.

One last note: we now have four chartered committees working for the membership: the community operations and protective services (COPS) committee (manages "security" and disaster planning), the beautification improvement and maintenance (BIM) committee (directs landscape, parks, roads, and weed control programs), the social committee (plans and conducts HOA sponsored social events), and the architectural review board (ARB) (reviews and monitors building standards). It is these committees that help make Meadow Lake Resort a better place to live and recreate. You can become part of our membership team that's helping keep our community a safe and enjoyable resort. If you're interested, contact Bruce or myself by calling the HOA office (406.892.8702) or sending us an e-mail at bruce@meadowlakemontana.com or russgregory@bresnan.net. Your contributions will be appreciated by all association members.

Russ Gregory
HOA Board of Directors
President