



## **Meeting Minutes**

**November 19, 2020 at 9:00am-12:45pm**

**Location: Canoe Club**

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: Steve Kane (President)

Board Members: Don Hanson, June Hanson, Steve Kane, John Murrey (Secretary/Treasurer) & Lela Newey

Attendees: Karley Connolly (HOA Manager), Tom Miller (Maintenance 9:00-9:35) & Jen O'Connell (Owner 10:15-11:15)

I. Call to order (Steve) – 9:01am

II. Open Forum

June Hanson mentioned she spoke to the Monterra President Scott Miller. He indicated that they will be dropping any legal action previously taken against the Lakes Master HOA.

III. Review and approval of meeting minutes: September 24, 2020 & Special Meeting September 28, 2020

John motioned the approve the meeting minutes as presented. Don seconded the motion and all were in favor.

IV. Maintenance Report (Tom)

a) Completed Projects

1. Turf Care
2. Leaf Clean up. This year it was cut short. Between the early snow fall and the cold snap (caused the trees not to drop their leaves) I could only spend 2 day on leaf clean up. I ended up prioritizing areas so that some areas did not get done with the early onset of winter.
3. Snow. Installing two fences this year. One in Northern Lights Park and the other along River Lakes Drive in lot 34. I did not install any in the cul-de-sac at the end of Flatwater Drive (with the new builds that have happened I hope that it will block any drifting that has happened in years past).
4. River pump house winterization.
5. Irrigation systems blow out and winterization.
6. Snow Equipment inspection and repair.

b) On Going projects

1. Snow Removal
2. The Ground hasn't frozen yet which makes using a snow blower not an option (I can only blow snow until 35 F. Had to use the plow a couple of times to clear the walks. The good – it edged the side walk. The bad – It is 6" wider than the side walk when angled – don't know what damage it did to the turf.

3. Will be using the plow along River Lakes Drive, the path along Kallner Lane, and in front of the mail boxes (I hope by keeping up on them they won't turn into an ice-skating rink). Using the plow in these areas will allow for scraping down through the ice.
4. Begun the documentation of the Lake covering
5. Lake water in and out
6. Aerators operation and maintenance
7. Pump Stations operation and winterization.
8. Started investigating storm water drainage into the springs pond. That area of the neighborhood has high ground water.

c) Future Projects:

1. Boats repair. Arranged the boat house when I packed the furniture in it so that we can access a dozen of the boats to do maintenance on them over the winter months.
2. Stump grinding (from where trees were removed)

d) Suggestions, Proposals and Request

1. Leaf Pick up
2. This year I ended up using the walker sucking leaves into the hopper. When the hopper got full, I would dump it onto a blue tarp, clip the ends of the blue tarp with a carabineer and repeat. When I got three tarps full plus the hopper on the Walker. I switch over to the Brutus with the trailer and load up the tarps and take them to the dumpster. From the back of the trailer the tarps could then be heaved into the dumpster unfastened and emptied. Then the walker could be emptied and that tarp loaded into the back of the trailer....
3. Repeat the above until dumpster is full (about 4 -5 times) .... Very labor intensive and is limited to how frequent the dumpster is emptied. The other drawback is that the tarps weigh in at approximately 100 lbs. each.
  - i. We need a different system for next year - possible solutions are...
  - ii. Rent a roll off box
  - iii. Dump directly into the trailer and take to land fill
  - iv. ???

The Board has asked June to reach out to the Monterra to see if they would still be interested in the sharing the cost of a roll off box.

V. HOA Manager Report (Karley)

- a) Sidewalks – Received cost estimate from City for the curb ramp @ \$2,161.50. This was based on the ramp that was installed this year at 3005 River Lakes Drive.
- b) Update Basketball Hoops in Rules & Regulations – This is still a work in progress.
- c) Osprey or Eagle Nest – Still working on this.
- d) Reserve Study & Lake Bed Evaluation – WET is still working on the evaluation of the lake bed and this needs to be completed before we engage in updating our reserve study.
- e) Community Pumps – After finding out that the Lakes HOA is responsible for the drainage pump stations in the Lakes, the BOD asked that I look into other pumps within our subdivision that the City maintains. This is still a work in progress.
- f) Townhouse Exterior Colors – This is still a work in progress.
- g) Frequently Asked Questions & Community Survey – Still working on it. Should have time this winter.
- h) Request for PTO 2/26/21-3/8/21
- i) Newsletter Ideas

VI. ARC Report (Karley)

- a) ARC Landscape Architect Consultant – Eleanor is no longer able to fulfill her duties as the ARC's Landscape Architect Consultant. The ARC has been working with Cassandra McCallum from Studio McCallum for several months now. They appreciate her attention to detail and feel she is a good fit for the job. They recommend the Lakes BOD appoint Cassandra to the position. Don motioned to approve the ARC's request to assign Cassandra McCallum as the ARC's Landscape Architect Consultant. Steve seconded the motion and all approved.
- b) O'Connell Request for Variance on Remodel – Jen O'Connell requested several changes to her already approved remodel plan. The ARC approved all of the change requests except for the

siding, citing that it did not work with the overall composition of the home and did not meet the four-sided architecture requirement. She appealed the ARC's decision to the Lakes BOD. The board received additional input over the phone from Bill Sawtelle, as a long-time ARC participant. Jen O'connoll met with the Lakes BOD today to provide her perspective on the current project and to help the board understand her long-term intentions for phased remodeling of her home. After much deliberation, a suggested compromise was achieved. The suggestion will be handed back down to the ARC for review.

c) Builds in process

a. Upcoming Builds (9)

1. Lakes 6 (10/8/20 Pre-Design), Lakes 14 (Spring 2021) Lakes 16 (Spring 2021), Lakes 4, Red Eagle 1 or 2, Red Eagle 15, Cottage 52, Village 32 (On Hold as of 6/9/20)

b. Builds in Process (13)

1. Village Lot #58 – Conditionally approved. Next step Pre-Construction Meeting.
2. Lakes Lot #28 – Conditionally approved. Next step Pre-Construction Meeting.
3. Red Eagle #19 – Conditionally approved. Under construction. Next step Framing & Window Review.
4. Village Lot #65 - Conditionally approved. Under construction. Next step Framing & Window Review.
5. Lakes Lot #42 – Conditionally approved. Under construction. Next step Framing & Window Review.
6. Lakes Lot #39 – Under Construction. Next step Trim/Siding/Masonry Review.
7. Lakes Lot #56 (Remodel) – Under Construction. Next step Final Review.
8. Village Lot #43 – Under Construction. Next step Framing & Window Review
9. Red Eagle #10 – Under Construction. Next step Final Review.
10. Cottage #48 – Under Construction. Next step Trim, Siding & Masonry Review.
11. Lakes #36 – Under Construction. Next step Final Review.
12. Lakes #49 – Under Construction. Next step Trim, Siding & Masonry Review.
13. Red Eagle #7 – Under Construction. Next step Trim, Siding & Masonry Review.

c. Completed Builds (2) *Since Last BOD Meeting*

1. Village Lot #42
2. Red Eagle Lot #8

d. Exterior Modifications (5) *Since Last BOD Meeting*

1. 3066 River Lakes Drive – Landscape Mound
2. 5021 Tumblehome Ave – Gable Shake Replacement
3. 3036 River Lakes Drive – Landscape
4. 3026 River Lakes Drive – Utility Box
5. 5068 Tumblehome Ave – Fence

VII. Financial Report (John) – Financials were reviewed and are in good standing. Another review of the 2021 Budget was done with updated actuals. Expenses are still on track as anticipated.

VIII. Old Business

- a) None

IX. New Business

- a) CC&R Amendments – Open discussion about making changes to the CC&R's in light of the Omnibus disaster.

[The Board would like for Don, John & Karley to meet with our attorney to discuss options for making corrections to the CC&R's, in order to incorporate some of the changes previously proposed in the Omnibus.](#)

X. Adjournment – 12:45pm

XI. *Executive Discussion – Did not take place.*

Upcoming Meeting Schedule: Standing meeting every third Thursday at 9:00am. Next meeting 12/17/20.