



Meeting Minutes

December 17, 2020 at 9:00am-10:37am

Location: Canoe Club

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: Steve Kane (President)

Board Members: Don Hanson, June Hanson (Not in Attendance), Steve Kane, John Murrey (Secretary/Treasurer) & Lela Newey

Attendees: Karley Connolly (HOA Manager)

- I. Call to order (Steve) – 9:00am
- II. Open Forum
Karley presented a fun fact: in 2020 there were 33 homes sold.
- III. Review and approval of meeting minutes: November 19, 2020
Don motioned to approve the minutes as presented. John seconded the motion and all were in favor.
- IV. Maintenance Report (Tom) – No Report
- V. HOA Manager Report (Karley) – No Report
- VI. ARC Report (Karley)
 - a) CC&R Updates – Cottage Setbacks (Doc Pg 4) & Trees (Doc Pg 8)
The board was ok with the Cottage setback update. The board approved the following changes to the Tree update (grey highlight=ARC recommendation and red letter is BOD change):
On any lot that has no trees or a single tree on the boulevard; a total of two trees ~~per lot~~ in the boulevard must be included on the landscaping plan when a home is submitted to the ARC for approval. The City of Whitefish will be involved with the ordering of and installation of the owner financed boulevard trees. This will require coordination between the property owner and the City of Whitefish. Please contact the City of Whitefish Parks Department at (406) 863-2470 to coordinate the ordering, purchasing, and planting of your tree. Proof of purchase must be provided to the ARC prior to the ~~start~~ completion of construction and return of the build deposit. See list of approved trees in Appendix A pg. A-8.
Lela motioned to approve the tree language for all guidelines and the setback language for the Cottage guidelines. Steve seconded the motion and all approved.
 - b) O'Connell Remodel Update – B&B on Right Elevation

The board was informed that Ms. O'Connell received ARC approval to add Board & Batten on the entire upper right side of her home.

c) Averill Build Complete & Noncompliance

The board was informed that Averill has indicate his home is complete. The ARC has not done the final review but did note the trim around the windows and doors has not been installed. A letter will be sent to Averill informing him of his non-compliance.

VII. Financial Report (John)

The financial statements were reviewed. At the next board meeting, Karley will provide a thorough reconciliation of the Other Income/Expense accounts. Don motioned to use reserve funds to pay for the waterfall circulation pump replacement in the amount of \$6,731.92. Steve seconded the motion and all approved.

VIII. Old Business

a) Reserve Fund Accounting

JCCS (accounting firm) has created a separate QuickBooks company to track reserve expenses and funding. This document was reviewed by the board. The board will do a deeper analysis of the reserves at a separate meeting designated for this purpose.

b) CC&R Amendments – Discuss legal advice received from association's attorney. The board decided now is not the right time to amend.

IX. New Business

a) None.

X. Adjournment 10:37am

XI. *Executive Discussion – Took Place.*

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am. Next meeting January 21, 2021, if necessary.