



Meeting Minutes

January 21, 2021 at 3:47pm-4:21pm

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 (Not Present)

Attendees: Karley Connolly (HOA Manager)

I. Call to order (Steve) 3:47pm

II. Open Forum

Chris & Jen Irwin presented an HOA related question during the Canoe Club open forum session. The matter was as follows:

a) Exterior Lighting – Chris made the Board aware of a new trend in accent lighting on homes that is causing light pollution into other homes. Jen suggested the ARC take this into consideration on future builds.

a. It was recommended to ask the offending homeowners if they have a dimmer on the lighting and if they could turn the brightness down. The other option presented was to ask the City about their “Dark Sky’s” ordinance and see if they could check for compliance.

III. Review and approval of meeting minutes: December 17, 2020

June 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) Committee Member Changes – On 1/12/21, Kathy Skemp announced her immediate resignation from the Committee, as she sold her house and will be moving out of state at the end of the month. The remaining committee members recommend the BOD appoint Janet Bristol as her successor.

John motioned to appoint Janet Bristol as Kathy Skemp’s successor on the ARC Committee. Don seconded the motion and all were in favor.

b) ARC Guideline Updates

1. Boulevard Definition – The ARC would like to add the following definition of “Boulevard” to the Guidelines Glossary:
“Boulevard” means the common area between the street and the sidewalk.
John motioned to approve the boulevard definition to the glossary in all Guidelines. Don seconded the motion and all were in favor.
2. Cottage Wall Length – An error was discovered in the Cottage Guidelines. The wall length according to the CCR’s is 36’, not 50’. The following is the proposed language change to 4.8 Size and Massing:

Each Residence must be composed of multiple masses with each mass distinguished by a minimum vertical and horizontal offset of two (2) feet. At least two distinct masses, with a maximum of a ~~50’~~ 36’ dimension along any given wall plain, must be visible from each building elevation and the size of each must be in proportion to the overall scale of the Residence. Exterior walls shall not exceed thirty-six feet (36’) without a break or corner. Each such break or corner shall be at minimum a two-foot (2’) jog in the wall. At least one-third of the exterior wall on the zero-lot line boundary shall be offset a minimum of two feet. (CCR p. 3 4c ii) See Massing drawing in the Appendix pg. A-1 for reference.

John motioned to approve the correction in the Cottage Guidelines as reference above. Don seconded the motion and all approved.

c) Averill Build Noncompliance

The Board will wait for final ARC review and recommendation before taking action on the non-compliance issue. The Board did indicate the build deposit would not be returned until the home is in compliance.

VII. Financial Report (John)

The financial statements were reviewed and found to be in good order.

VIII. Old Business

a) PWK & Water Rights Update

A meeting with the Angela Jacobs (City of Whitefish Attorney), Mary Berry (Deputy Attorney), Cliff Hayden (PWK Attorney), Don Bestwick (PWK Board President), Lindsey Hromadka (Lakes Attorney), Steve Kane (Lakes Board President), John Murrey (Lakes Secretary/Treasurer) and Karley Connolly (Lakes Manager) took place on 1/14/21. The purpose was to try and understand each other’s position on the share agreement and water rights. The conclusion was that Lindsey & Cliff would meet with the DNRC to understand our respective water rights. The water rights issue needs to be resolved before we move on with the share agreement.

IX. New Business

a) School Bus Stop

Whitefish School District bus service provider asked if we would allow the community school bus stop to be in the Canoe Club parking lot, instead of the intersection of Hwy 40 & River Lakes Drive. The Board is ok with this but asked that it be evaluated after one year of service. The Board wants to make sure that it is still a good solution for both entities after a years’ time.

X. Adjournment - 4:21pm

XI. Executive Discussion – Did not take place.

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am. Next meeting February 18, 2021, if necessary.