



Meeting Minutes

February 18, 2021 at 10:11 a.m. - 12:00 p.m.

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) & Tom Miller (Maintenance)

- I. Call to order (Steve) – 10:11 a.m.
- II. Open Forum - None
- III. Review and approval of meeting minutes: January 21, 2021

Steve motioned to approve the minutes as presented. Don seconded the motion, and all were in favor.

IV. Maintenance Report (Tom)

a) Completed Projects

1. Brutus Snowplow
 - i. Had Pacific Steel cut out new cutting edge for snowplow.
 - ii. Had to re – re engineer mount for snowplow. Now its stout enough that it does not bend under snow load.
2. Walker
 - i. Oil leak – Had to take it to Penco (walker dealer) for a major oil leak. Front seal on the engine needed replace.
 - ii. Walker is starting to show its age see suggestions and proposals.
3. Attend several online seminars on pesticide application.

b) Ongoing Projects

1. Snow removal - It has been a light year. However, it has been a warm year making the snow extremely heavy and hard on the equipment.
2. Boat repair – Working this winter on refreshing about a dozen of the kayaks and canoes.
 - i. Refinish the wood on the canoes – done.
 - ii. Repair dents on kayaks (when they went off property and they were improperly tied down to the vehicles causing the hulls to dent) – done
 - iii. Repair lashing straps and grab handles – done
 - iv. Repair seats – in progress
 - v. Repair holes in the hull – must wait for spring (need to be in fresh air)
3. Working on three documents:

- i. Lakes HOA Storm Water (will be important if a trail goes along the Whitefish River).
 - ii. Lakes HOA Irrigation.
 - iii. The Lake - expanded from 'Lake Water In and Out'.
 - c) Future Projects
 - 1. Irrigation
 - i. Irrigation start-up – a little nervous with all the new builds of what damage I will find.
 - ii. Would like to locate where the irrigation line 'Ts' along River Lakes Drive and install shut off valves so that different areas can be Isolated if needed.
 - 2. Sod repair where trees were taken out.
 - 3. Finish looking for outlet into the Springs pond and make sure it is not blocked. (The area of the neighborhood that drains into the Springs pond is extremely damp all summer.)
 - d) Suggestions and Proposal
 - 1. Replacing the Walker mower.
 - i. The mower is nearing the end to its service life. It was purchased in 2012 and has 2500 hrs. on the unit. Most commercial operators try and replace their units between 2300 – 2500 hrs. with a life expectancy of around 3500 hrs.
 - ii. The price for a new mower is between \$13k and \$16.6k. Not including any trade in allowance.
 - iii. As equipment ages it can start nickel and diming. We spent \$325 on the oil leak, Starter is having issues – Penco claims is from the oil leak – will be \$200 in parts and 2 hours labor to fix (engine must be removed to replace the starter)
 - iv. Options are:
 - 1. Run the current mower till it dies – still the expense of repairs and down time.
 - 2. Run it through one more mowing season and reevaluate.
 - 3. Replace now – The dealer does not have mowers in stock would have to be ordered.
 - 4. Still need to use it as a snow blower – the Brutus with the snow blower attached cannot make the corner around the cul-de-sacs.
- The Board recognizes the Walker mower needs to be replaced. They considered input from Tom & Karley on the timing for replacing and determined now would be the operative time. Don motioned to approve the purchase of a new Walker mower, with the Canoe Club paying for 15% and the HOA 85%. John seconded the motion, and all were in favor.
- 2. Like to have another set of eyes to proofread the documentation I have been doing. It was suggested that Julie Hankinson be asked to review the documents.

V. HOA Manager Report (Karley)

- a) Notice to Cottage owners of City's new fire code – Sent notice on 2/15/21. A couple of owners expressed concern over the new code. It was suggested that they request a variance from the City's Board of Adjustments.
- b) Update Basketball Hoops in Rules & Regulations – Pending Further Review; Waiting to ask PWK if they would be willing to install a B-ball hoop for use in the parking lot at the Smith Fields.
- c) Osprey or Eagle Nest – I have reached out to Lost Trail National Wildlife Service, Creston Fish Hatchery (CFH) and Audubon Society. I have spoked to Ben @ CFH and he said we do not need a permit for a structure. Ben referred me to Chris Hartman with FWP, he tracks bald eagles, but I have not received a call back. Not sure how much more time the Board want me to invest in this project. Could we find a passionate community member that wants to pursue this?
 - Steve suggested reaching out to Jack Bell, as he expressed interest after last years annual meeting. Steve too would be willing to take up the project. Karley will put a

request for volunteers in the next newsletter to see if others are also interested in participating. John advised that the research include any future maintenance projects that may arise with the pond (i.e., need to be relined) that could be hindered because of the nest.

- d) Reserve Study & Lakebed Evaluation – Pending PWK Agreement & Water Rights
- e) Community Pumps – The BOD requested an inquiry with the City of Whitefish for any additional pump within the Lakes Community. The City of WF Public Works has indicated that the only other pump in the community is the sewer pump station by the Springs.
- f) Townhouse Exterior Colors – This is still a work in progress.
- g) Frequently Asked Questions & Community Survey – This is still a work in progress.
- h) Board Candidates – Two board positions will be up in July. Do Steve or Don intend to run again? Do any of you have a recommendation for a possible candidate?

Don & Steve would like to see if other community members volunteer before committing to run again.

- i) Send documents to CPA for 2020 tax return
- j) Request for PTO – April 30, **Approved**
- k) Newsletter Ideas
 - 1. Reminder to remove Christmas decorations
 - 2. Reminder governing documents are on our website
 - 3. Pet Etiquette
 - 4. Reminder to shovel driveway
 - 5. Board Openings
 - 6. Osprey Volunteers

VI. ARC Report (Karley)

- a) ARC & Monterra's Phase 2 – The ARC has reviewed Monterra's plans submitted to the City of Whitefish Architectural Review Committee. They are concerned about the design not meeting the established architecture, as is mentioned in the Omnibus.

The Board inquired with the associations attorney to understand our legal position. They were informed that the Monterra's developer has the right to build without Master HOA oversight. June concurred with this assessment based on the Monterra's Declaration. June also offered more detailed information about the Developers decision making process and intentions. She is confident it will add value to our community. The remaining board members agreed.

- b) Status Update on Builds
 - 1. Upcoming Builds (7)
 - 2. Builds in Process (15)
 - i. Village Lot #34 – Conditionally approved. Next step Pre-Construction Meeting.
 - ii. Village Lot #50 – Conditionally approved. Next step Pre-Construction Meeting.
 - iii. Village Lot #58 – Conditionally approved. Under construction. Next step Framing & Window Review
 - iv. Lakes Lot #28 – Under construction. Next step Framing & Window Review.
 - v. Red Eagle #19 – Conditionally approved. Under construction. Next step Framing & Window Review.
 - vi. Village Lot #65 - Conditionally approved. Under construction. Next step Framing & Window Review.
 - vii. Lakes Lot #42 – Conditionally approved. Under construction. Next step Framing & Window Review.
 - viii. Lakes Lot #39 – Under Construction. Next step Trim/Siding/Masonry Review.
 - ix. Lakes Lot #56 (Remodel) – Under Construction. Next step Final Review.
 - x. Village Lot #43 – Under Construction. Next step Trim/Siding/Masonry Review
 - xi. Red Eagle #10 – Under Construction. Next step Final Review.
 - xii. Cottage #48 – Under Construction. Next step Trim, Siding & Masonry Review.
 - xiii. Lakes #36 – Under Construction. Next step Final Review.
 - xiv. Lakes #49 – Under Construction. Next step Trim, Siding & Masonry Review.

- xv. Red Eagle #7 – Under Construction. Next step Trim, Siding & Masonry Review.
- c) Completed Builds (0) Since Last BOD Meeting
- d) Exterior Modifications (2) Since Last BOD Meeting
 - 1. 5075 Portage Way – Generator
 - 2. 5200 Tumblehome – Temporary Dump Trailer
- VII. Financial Report (John)
 - a) Review Financial Reports
The financial statements were reviewed and found to be in good order.
 - b) Review Recommendation for 2021 Reserve Expenditures
Karley will get bids for seal coating the asphalt path along Kallner Ln & along River Lakes Drive.
- VIII. Old Business
 - a) PWK & Water Rights Update – Still a work in progress.
 - b) Sidewalk Replacement
The Board would like to identify sidewalks in the subdivision that pose a severe safety hazards, not just cracked or slightly uneven. They would like a notice sent to the owner stressing the importance of their obligation to replace, informing them of the City's cost share program and expressing the HOA's interest in participating in the cost, as a one-time offer.
- IX. New Business
 - a) None
- X. Adjournment - 11:38 a.m.
- XI. *Executive Discussion*
 - a) Employee Review – Karley Connolly (3/16/21)
 - Continuing Education – CAI Convention 5/5-5/8
 - AMS Certification
The Board provided Karley with a favorable performance review. They approved the additional certification and attendance at the CAI national convention.

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am.
Next meeting will be held on April 8, 2021.