



## **Meeting Minutes**

**April 8, 2021 at 10:07 a.m.-11:43 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

Attendees: Karley Connolly (HOA Manager), Tom Miller (Maintenance-Not Present) & Lindsey Hromadka (Legal Counsel)

- I. Call to order (Steve) – 10:07 a.m.
- II. Open Forum
- III. Review and approval of meeting minutes: February 18, 2021  
[John motioned to approve the minutes as presented. Don seconded the motion, and all were in favor.](#)
- IV. Maintenance Report (Tom) – No Report
- V. HOA Manager Report (Karley)
  - a) Notice to Cottage owners of City's new fire code – Notice was sent 2/15/21. Received negative feedback from Owners of lots: 44, 51 & 59. All these developed properties have empty lots adjacent to them.
  - 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 – A request for volunteers to research this project will be put in the next newsletter.
  - d) Reserve Study & Lakebed Evaluation – Pending PWK Agreement & Water Rights
  - e) Townhouse Exterior Colors – This is still a work in progress. I did meet with Shawn from Sherwin Williams on 3/23/21 to do a color scan on the tan and red townhomes.
  - f) Frequently Asked Questions & Community Survey – This is still a work in progress.
  - g) Board Candidates – Do any of you have a recommendation for a possible candidate?  
[Steve suggested several members. He will check to see if they are interested.](#)
  - h) CAI National Convention – The date of the convention was moved from May to August 18-21.
  - i) Request for PTO – 6/18 & 7/5
  - j) Newsletter Ideas
    - a. Reminder to remove Christmas decorations
    - b. Reminder governing documents are on our website

c. Pet Etiquette

VI. ARC Report (Karley) Status Update on Builds

a) Upcoming Builds (9)

b) Builds in Process (20)

1. Lakes Lot #43 - Conditionally approved. Next step Pre-Construction Meeting.
2. Village Lot #37 - Conditionally approved. Next step Pre-Construction Meeting.
3. Lakes Lot #16 - Conditionally approved. Next step Pre-Construction Meeting.
4. Red Eagle Lot #15 - Conditionally approved. Next step Pre-Construction Meeting.
5. Village Lot #32 - Conditionally approved. Soon to be under construction.
6. Village Lot #34 – Conditionally approved. Next step Pre-Construction Meeting.
7. Village Lot #50 – Under Construction. Next step Framing & Window Review.
8. Village Lot #58 – Under construction. Next step Framing & Window Review
9. Lakes Lot #28 – Under construction. Next step Framing & Window Review.
10. Red Eagle #19 – Under construction. Next step Framing & Window Review.
11. Village Lot #65 – Under Construction. Next step Trim, Siding & Masonry Review.
12. Lakes Lot #42 – Under Construction. Next step Framing & Window Review.
13. Lakes Lot #39 – Under Construction. Next step Trim/Siding/Masonry Review.
14. Lakes Lot #56 - (Remodel) – Under Construction. Next step Final Review.
15. Village Lot #43 – Under Construction. Next step Trim/Siding/Masonry Review
16. Red Eagle #10 – Under Construction. Next step Final Review.
17. Cottage #48 – Under Construction. Next step Final Review.
18. Lakes #36 – Under Construction. Next step Final Review.
19. Lakes #49 – Under Construction. Next step Final Review.
20. Red Eagle #7 – Under Construction. Next step Trim, Siding & Masonry Review.

c) Completed Builds (0) Since Last BOD Meeting

d) Exterior Modifications (3) Since Last BOD Meeting

1. Cottage Lot 61 - 5049 Flatwater – Landscape Improvements
2. Village Lot 41 & 42 – 5026 & 5018 Portage Way: Fence
3. Village Lot 62 – 5060 Portage Way: Fence

VII. Financial Report (John)

- a) Review Financial Reports – The Board reviewed the financials and found them to be in good standing.

VIII. Old Business

- a) PWK & Water Rights Update – Association attorney to provide council to the BOD in Executive Session.

- b) Walker Mower – Old mower sold to a Lakes resident, with deck, for \$5k. The trade-in value would have been \$4k. New mower purchase price \$16,051.50, with new deck. Net cost \$11,051.50 to be split \$1,657.73 (15%) Canoe Club & \$9,393.77 HOA (85%). New mower will be picked up 4/12/21. Request for funds transfer from HOA WCU acct to HOA GB Checking acct in the amount of \$11,051.50 and the Canoe Club will be billed for \$1,657.73 of this amount.

June motioned to approve the fund transfers as presented. Lela seconded the motion, and all were in favor.

- c) Sidewalks – City of Whitefish issued a notice on 3/29/21 to all Lakes residents with sidewalks in need of repair.

The Board would like Karley to send these property owners a follow-up letter encouraging them to work with the City on sidewalk replacement.

- d) Review Bids to Seal Coat Pathways

The Board would like to also get a bid from T-seal before deciding.

IX. New Business

- a) Owner request (4969 Flatwater Dr.) - Keep 10ft cottage Setback  
The Board understands both sides of the matter, as this new code has put Cottage Owners in a no-win situation. The City denied the HOA's multiple requests for a variance. If an Owner would like to appeal to the City's Board of Trustees to return the setback to the zero-lot line, the Lakes HOA would support the Owner in their endeavors.

X. Adjournment – 11:43 p.m.

XI. *Executive Discussion*

- a) PWK & Water Rights – Council reviewed options with the Board.

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am.  
Next meeting will be held on May 20, 2021 at 10:00am.