



## ***Meeting Minutes***

**May 18, 2021 at 9:30 a.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 in Attendance)

- I. Call to order (Steve) – 9:35am
- II. Open Forum
  - a) Steve reported the Lakes owners in a lawsuit against Rick Barnes, owner of Riverside Lot 3, lost their case in the Montana Supreme Court. Barnes will be allowed to build with 10% of the property for commercial purposes and will have to go through the CUP process for approval. Steve suggested Don and John have a meeting with Barnes to get a feel for his intentions and to see if he would be open to working with us to ensure the land is developed with something compatible to the neighborhood.
  - b) Steve reported an above ground pipe running across the back yard of Cottage Lot 36. It has been there for quite some time. The owners should be contacted to understand their intention and to inform them it needs to be buried.
  - c) Lela reported a neighbor's concern about overnight parking happening at the Smith Fields. They would like to see gates installed all the entrances to the park. Lela was informed that the HOA does not have jurisdiction over the fields and that the City would need to be contacted.
  - d) Lela requested only the Canadian geese eggs be oiled to keep the population down.
- III. Review and approval of meeting minutes: April 8, 2021
  - a) [Steve motioned to approve the meeting minutes as presented. Lela seconded the motion, and all were in favor.](#)
- IV. Maintenance Report (Tom) - None
- V. HOA Manager Report (Karley)
  - a) Stormwater System (Continuation of conversation from 9/24/20 meeting) – There are several stormwater discharge drainage pipes daylighting just above the river in the north neighborhood. One of them is on a property currently under construction, Lakes Lot 16. On 5/17/21, the owners of Lot 16 asked Karin from the City's Public Works Dept. and I to meet at the site to discuss their erosion issue. Karin gave the owner the green light to stabilize the rear of their property by grading 2:1. In addition to grading, the property owners are going to rework the stormwater drainage pipe, so the water falls onto a rock

bed and is guided down the hill towards the river. They will also be working with a landscaper to make sure sufficient plant and trees are added along the edge to prevent further erosion. The owner wants to make sure the home will be safe and secure. This issue brought to the forefront, who is responsible for repairing and replacing the drainage pipes. The City believes it should be the HOA's responsibility, as is the case in other HOA's in the city with similar drainage. However, there is no recorded document or agreement to confirm responsibility.

The Board would like to pursue a limited responsibility agreement with the City for these drainage pipes. They would like for Lindsey to review the agreement first.

- 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 was put in the last newsletter. We have yet to receive volunteers. Witnessed an osprey flying around the community last week. Request may have manifested itself.
- d) Annual Meeting Prep – Meeting date: 7/15/21, mail “Save the Date” postcards 6/1 (including Monterra), mail ballots 6/17 (Lakes Only). Do we want to have it outside again? Food?  
The Board would like to hold the meeting outside, weather permitting. The Board will review the annual meeting format at the next meeting. The Board would like to host a neighborhood party on a separate night, maybe on a Thursday or Sunday in August. Attendees would be asked to bring an appetizer and a beverage (BYOB).
- e) Reserve Study & Lakebed Evaluation – Pending PWK Agreement & Water Rights
- f) Townhouse Exterior Colors – This is still a work in progress. Working on the gable shake and Board & Batten stain colors. Once everything is figured out, the information will go to the Board for final approval and then to the owners.
- g) Frequently Asked Questions & Community Survey – This is still a work in progress.
- h) Request for PTO – None planned at this time. (Previous Request 6/18 & 7/5)
- i) Newsletter Ideas

## VI. ARC Report (Karley)

- a) Build Completion Deadline Extensions  
The Board discussed the hardships some builders/owners are dealing with because of the pandemic. The Board is willing to give time extensions to builds but with an itemized list of incomplete items and their expected completion date. This list should be updated each time the builder/owner is made aware of a delay.
- b) Status Update on Builds
  - 1. Upcoming Builds (7)
  - 2. Builds in Process (24)
    - 1) Village Lot #61 – Under Construction. Next step Footing Review.
    - 2) Lakes Lot #20 – Under Construction. Next step Framing & Window Review.
    - 3) Red Eagle Lot #11- Conditionally approved. Next step Framing & Window Review.
    - 4) Lakes Lot #9 – Conditionally approved. Next step Pre-Construction Meeting.
    - 5) Lakes Lot #43 – CANCELED BUILD
    - 6) Village Lot #37 - Under Construction. Next step Framing & Window Review.
    - 7) Lakes Lot #16 – Under Construction. Next step Footing Review.
    - 8) Red Eagle Lot #15 - Conditionally approved. Next step Pre-Construction Meeting.
    - 9) Village Lot #32 – Under Construction. Next step Framing & Window Review.
    - 10) Village Lot #34 – Conditionally approved. Next step Pre-Construction Meeting.
    - 11) Village Lot #50 – Under Construction. Next step Framing & Window Review.
    - 12) Village Lot #58 – Under construction. Next step Trim, Siding & Masonry Review
    - 13) Lakes Lot #28 – Under construction. Next step Framing & Window Review.
    - 14) Red Eagle #19 – Under construction. Next step Trim, Siding & Masonry Review.
    - 15) Village Lot #65 – Under Construction. Next step Trim, Siding & Masonry Review.
    - 16) Lakes Lot #42 – Under Construction. Next step Framing & Window Review.

- 17) Lakes Lot #39 – Under Construction. Next step Trim/Siding/Masonry Review.
  - 18) Lakes Lot #56 - (Remodel) – Under Construction. Next step Final Review.
  - 19) Village Lot #43 – Under Construction. Next step Trim/Siding/Masonry Review
  - 20) Red Eagle #10 – Under Construction. Next step Final Review.
  - 21) Cottage #48 – Under Construction. Next step Final Review.
  - 22) Lakes #36 – Under Construction. Next step Final Review.
  - 23) Lakes #49 – Under Construction. Next step Final Review.
  - 24) Red Eagle #7 – Under Construction. Next step Trim, Siding & Masonry Review.
  - 3. Completed Builds (0) *Since Last BOD Meeting*
  - 4. Exterior Modifications (8) *Since Last BOD Meeting*
    - 1) Village 84 – 5006 Flatwater Dr – Exterior Paint & Trees in Boulevard
    - 2) Townhome 20 – 5153 River Lakes Pkwy – Fence Gate
    - 3) Village 51 – 5051 Portage Way – Fence, Landscape & Patio
    - 4) Red Eagle 27 – 4009 Red Eagle Dr – Landscape & Patio
    - 5) Red Eagle 18 – 4081 Red Eagle Dr – Landscape & Home Improvements
    - 6) Village 43 – 5010 Portage Way - Fence
    - 7) Red Eagle 28 – 4001 Red Eagle Dr – Exterior Paint
    - 8) Lakes 13 – 3026 River Lakes Dr – Raised Garden Bed
- VII. Financial Report (John) – [The Board reviewed the financial statements and found them to be in good order.](#)
- VIII. Old Business
- a) PWK & Water Rights Update – Association attorney is still working on it.
  - b) Sidewalks – 17 notices were sent to Lake’s residents with sidewalks in need of repair. The sidewalk ramp at the corner of Portage Way & Flatwater Dr is on HOA property. Would the board like to have this replaced?  
[The Board would like to set the example by adding this corner ramp to the City’s list of repairs.](#)
  - c) Review Bids to Seal Coat Pathways  
[The Board reviewed the three bids received and decided to go with JC Sealcoating. For logistical purposes, we will try to schedule to project before the end of June or sometime after September 1<sup>st</sup>. June motioned to approve the project and Steve seconded it. All were in favor.](#)
- IX. New Business
- a) None
- X. Adjournment – 11:42am
- XI. *Executive Discussion*

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am.  
Next meeting will be held on June 17, 2021 at 9:30am.