



Meeting Minutes

June 14, 2021 at 10:30 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)

- I. Call to order (Steve) – 10:54 a.m.
- II. Open Forum
 - a) Resident, Lari Patterson, is coordinating a Community Craft Fair at the Christ Lutheran Church parking lot on August 27 & 28th. She is looking for vendors and volunteer musicians from the Lakes to participate. Karley printed a flyer for Lari to distribute in the Lakes community and a notice will be added to the next newsletter.
 - b) This will be June Hanson's last official meeting. She is resigning from the board as the Monterra's representative. The board members expressed their appreciation for her contribution to the Lakes over the past four years. The Monterra has not assigned a new appointed representative.
 - c) Steve Kane and Don Hanson have decided not to run for re-election. They both expressed a willingness to help in any way they can to ensure a smooth transition for the newly elected board members.
- III. Review and approval of meeting minutes: May 18, 2021
[Steve motioned to approve the meeting minutes as presented. June seconded the motion, and all were in favor.](#)
- IV. Maintenance Report (Tom) - None
- V. HOA Manager Report (Karley)
 - a) The association's application for repair of the sidewalk ramp on corner of Flatwater & Portage was submitted to the city on 5/19/21.
 - b) Seal coat on pathways is scheduled with the contractor to be completed by the end of June or in September.
 - c) Stormwater Drainage & Discharge – Association attorney is working on an agreement with the city.
 - d) PWK & Water Rights – Association attorney is still working on it.
 - e) 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.
 - f) Reserve Study & Lakebed Evaluation – Pending PWK Agreement & Water Rights
 - g) Townhouse Exterior Colors – This is still a working on it.

- h) Frequently Asked Questions & Community Survey – This is still a work in progress.
- i) Request for PTO – None planned at this time. (Previous Request 6/18 & 7/5)
- j) Newsletter Ideas
 - a. Reinstatement of Late Fees Effective 7/1/21
 - b. Community Craft Fair
 - c. Need summer maintenance help

VI. ARC Report (Karley)

- a) ARC Changes – The ARC's Landscape Architect Consultant, Cassandra McCallum, has moved out of state. The ARC would like to continue to work with Cassandra.
- b) Status Update on Builds
 - 1. Upcoming Builds (7)
 - 2. Builds in Process (23)
 - 1) Village Lot #61 – Under Construction. Next step Framing & Window Review.
 - 2) Lakes Lot #20 – Under Construction. Next step Framing & Window Review.
 - 3) Red Eagle Lot #11- Under Construction. Next step Framing & Window Review.
 - 4) Lakes Lot #9 – Conditionally approved. Next step Pre-Construction Meeting.
 - 5) Village Lot #37 - Under Construction. Next step Framing & Window Review.
 - 6) Lakes Lot #16 – Under Construction. Next step Framing & Window Review.
 - 7) Red Eagle Lot #15 – Under Construction. Next step Framing & Window Review.
 - 8) Village Lot #32 – Under Construction. Next step Framing & Window Review.
 - 9) Village Lot #34 – Conditionally approved. Next step Pre-Construction Meeting.
 - 10) Village Lot #50 – Under Construction. Next step Framing & Window Review.
 - 11) Village Lot #58 – Under construction. Next step Trim, Siding & Masonry Review
 - 12) Lakes Lot #28 – Under construction. Next step Framing & Window Review.
 - 13) Red Eagle #19 – Under construction. Next step Trim, Siding & Masonry Review.
 - 14) Village Lot #65 – Under Construction. Next step Trim, Siding & Masonry Review.
 - 15) Lakes Lot #42 – Under Construction. Next step Trim/Siding/Masonry Review.
 - 16) Lakes Lot #39 – Under Construction. Next step Trim/Siding/Masonry Review.
 - 17) Lakes Lot #56 - (Remodel) – Under Construction. Next step Final Review.
 - 18) Village Lot #43 – Under Construction. Next step Trim/Siding/Masonry Review
 - 19) Red Eagle #10 – Under Construction. Next step Final Review.
 - 20) Cottage #48 – Under Construction. Next step Final Review.
 - 21) Lakes #36 – Under Construction. Next step Final Review.
 - 22) Lakes #49 – Under Construction. Next step Final Review.
 - 23) Red Eagle #7 – Under Construction. Next step Trim, Siding & Masonry Review.
 - 3. Completed Builds (0) *Since Last BOD Meeting*
 - 4. Exterior Modifications (1) *Since Last BOD Meeting*
 - 1) Village 78 – 5054 Flatwater Dr – Landscape

VII. Financial Report (John) – Financials were reviewed and are in good standing.

VIII. Old Business

- a) Annual Meeting Prep

The Board reviewed the agenda and 2020 financial statements in preparation of the meeting.

IX. New Business

- a) Red Eagle Lot 5 & 6: Lot 6 was purchased prior to the CCR's being recorded. Owners of lot 6 now have the property under contract to sell the property. Owners sign an agreement to be encumbered by the CCR's prior to the sale and it was filed with the Clerk & Recorder on 6/8/21. During the investigation process of Lot 6, it was discovered that when the CCR's were recorded in 2014 there was an error identifying Lot 5 as not subject to the CCR's, instead of Lot 6. This was corrected with a re-recording of the CCR's, but the Clerk & Recorder did not properly record the correction, resulting in Lot 5 without

encumbrance to the CCR's. Lindsey is working on the same type of agreement for Lot 5 to correct this.

b) Reinstate Late Fees?

[The Board decided to reinstate the late fees effective 7/1/21.](#)

c) 5002 Portage Way Letter to BOD RE: Sidewalks

Owner submitted a letter expressing discontent with their obligation to repair the sidewalks. The board sympathizes but it is a city policy, and the board does not have the authority to change it.

X. Adjournment – 11:50 a.m.

XI. *Executive Discussion – Took place.*

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am. Next meeting is the Annual *July 15, 2021 at 5:30 pm*. Board members should arrive at 5:00 pm.