

In The Matter Of:
THE LAKES MASTER ASSOCIATION, INC.

14TH ANNUAL HOMEOWNERS MEETING
July 15, 2021

Goodman Reporting
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THE LAKES WHITEFISH
14th ANNUAL HOMEOWNERS MEETING

The Lakes Master Association, Inc.

July 15, 2021

5:30 P.M.

Canoe Club Clubhouse Patio

BOARD MEMBERS:

Steve Kane, President; John Murrey, Secretary/Treasurer;
Lela Newey; Don Hanson; June Hanson (Monterra Appointee).

Karley Connolly, Manager

1 MR. KANE: The annual homeowners meeting
2 will officially be kicked off tonight. Can everybody
3 hear okay? Great; thank you.

4 I want to first introduce all the board
5 members, and I'll start with myself. Steve Kane. I'm
6 the president of the HOA board, and I've been president
7 of the HOA board for the last couple of years. This is
8 my last night in that official capacity. So I'm passing
9 the baton on to John Murrey.

10 So let's go ahead and we'll go around the room
11 here and introduce the rest of the board members.

12 MR. MURREY: I'm John Murrey. I'm the
13 treasurer, currently.

14 MS. HANSON: My name is June Hanson, and I
15 have been the Monterra representative on the board.

16 MR. HANSON: Hi. Don Hanson. I've been on
17 the board with Steve for three years. And whatever he
18 tells me to do, I do.

19 MS. NEWEY: I'm Lela Newey, and this
20 is -- I've been on the board one year. It's been great.
21 I've enjoyed it.

22 MR. KANE: And the purpose of our meeting
23 here, the annual meeting, is for the membership to
24 receive an update on the association from the board of
25 directors. That's the purpose of it. And also for

1 members to ask questions of the board and provide input
2 into both the HOA and the Canoe Club.

3 I want to introduce our court reporter. This
4 is Bambi. She'll be taking down everything that we're
5 saying here tonight. And there will be a transcript. In
6 the next week or so there will be a transcript available
7 from Karley, if you'd like to see it, of all of the
8 discussion that took place here in the annual meeting.

9 I will say that this year is completely
10 different than last year. There were a lot more masks on
11 people that were here attending. And we held it outside
12 just like we're doing here tonight. And there's just a
13 whole lot more people here. And it's really nice to see
14 the turnout that we have here for the annual meeting.

15 I'd like to especially welcome all the new
16 people to The Lakes. And are there any people that were
17 not here last year that are new to The Lakes? We have a
18 number of people here I see raising their hands that were
19 not part of The Lakes last year, so a special welcome to
20 you this year.

21 One of the things that we wanted to cover
22 tonight was the annual accomplishments. That's part of
23 our reporting out to you, the members of the HOA. And I
24 want to start with the architectural review committee.
25 And the architectural review committee have 24 builds in

1 process. And we have at least a couple of individuals
2 here from the architectural review committee. Jeff
3 Daniels and we've got Bill Sawtelle as well. I don't
4 know if there's anyone else here from the architectural
5 review committee. And then Karley Connolly is the
6 coordinator. In addition to being the manager of the
7 HOA, she's also the coordinator for the architectural
8 review committee.

9 So as of right now, we've got 24 builds in
10 process. And it shouldn't be a surprise to anyone here
11 in the audience that there's an awful lot of building
12 going on in this development. It's incredible from when
13 we moved here five years ago. The activity has just done
14 up exponentially in terms of the number of builds that
15 are in progress.

16 This is up ten from last year. We have seven
17 upcoming builds and 44 lots left to build. Twenty-one in
18 The Lakes, Red Eagle 9, Cottages 9, and the Village is 5.
19 We have 203 lots in total. So we're closing in on the
20 number of lots left available for building pretty
21 rapidly. And I wouldn't be surprised if in the next
22 three years we saw that close dramatically from what it
23 is even today.

24 We did some changes this last year to the
25 architectural review guidelines. And those were adopted,

1 actually, in January of '21. And if anyone wants to see
2 the entire list of the architectural guidelines that were
3 changed, revised, she has that list. And it's a fairly
4 large list. We didn't want to burden everyone with that
5 tonight. But if you'd like to see it, Karley has the
6 list of it.

7 Most of these were clarifying improvements to
8 the architectural review guidelines and then, also,
9 changing administrative details and kind of cleaning up
10 administrative details that really needed cleaning up
11 from its previous edition.

12 We approved -- we did approval for exterior
13 modifications. And one of the things that we talked
14 about in these revised guidelines was that the need to
15 make sure if you're going to modify the exterior of your
16 residence, you know, in any way, shape or form, painting
17 or, you know, adding space to your residence, that you
18 make sure that you notify Karley and you take this
19 through the architectural review committee in order to
20 make sure that it meets with the various guidelines that
21 have been put forth. And the guidelines are in -- if you
22 have any questions about the guidelines, they are
23 in -- they're on our web page, on the HOA web page.

24 Also, we'd like to do tonight is for anyone
25 that has an interest in becoming an architectural review

1 committee member, we could use, right now, at least two
2 alternates. So if anyone has an interest in becoming
3 involved in that, please see Karley Connolly, and she'd
4 be more than happy to help you understand what that's all
5 about and see if there's some interest there. So we'd
6 really appreciate it if we could find at least two more
7 people that might be interested.

8 In terms of overall improvements to the HOA
9 this last year, we've updated maintenance equipment and
10 we replaced the mower, the mower that Tom uses for all of
11 the maintenance of the lawns and boulevards at The Lakes.
12 We had to update that. The old one was, I think, 12 or
13 13 years old, showing its age and needed to be replaced.

14 We replaced the waterfall circulation pump. We
15 stained the pump houses.

16 We also reached an agreement with the City of
17 Whitefish in a Memorandum of Understanding for them to
18 take responsibility for the trees in The Lakes. And that
19 was something that the tree -- that the City wanted do
20 was to take responsibility for all of the trees as they
21 do in the balance of the City of Whitefish. So this is
22 consistent throughout our city. And they wanted to do
23 that, so they are now taking responsibility for all of
24 the trees in the boulevard.

25 Ongoing projects that we've got identified for

1 the balance of the year, many of these in the summer,
2 will be seal coating the asphalt pathways; townhome
3 exterior paint schedule, so the townhomes. Some of these
4 townhomes need to be repainted. And Karley and other
5 members of the architectural review committee have been
6 working on color selection. So that's another thing that
7 is going to be taking place.

8 Sidewalk replacement. We talked about this
9 fairly extensively last year, and I know there's been a
10 number of communications going out from Karley in terms
11 of the sidewalk replacement. But in the City of
12 Whitefish, the homeowner has responsibility for the
13 condition of the sidewalk. So if the sidewalk is broken
14 up, concrete is broken up, needs to be replaced, it's
15 actually the homeowner's responsibility to do that.

16 But what the City has been doing for the last
17 year or so is splitting the cost of that with the
18 homeowner. And if you have questions regarding that, if
19 you do have broken up sidewalk, if you have questions of
20 what this whole process is with the City, just let Karley
21 know, and she can help you understand what that whole
22 process is and give you the contact name of the
23 individuals at the City that can help you.

24 Let's see here. We're going to update the
25 reserve study. And the reserve study for the HOA, I

1 think, dates back to 2014. So it's dated. And what the
2 reserve study tells us -- and any HOA has a reserve study
3 process, or should, in their program. So we would hire
4 an organization to basically do a study of all of the
5 major components of the HOA and help us identify a
6 replacement price for that asset and the usable life of
7 that asset.

8 So it's particularly important for all of us
9 here as members to understand and make sure that we have
10 a current reserve study so we're making sure that as we
11 collect money for dues for reserves, we are adequately
12 funded for any of the reserves that are in our reserve
13 study. And to be under reserved for that is not a good
14 thing. So we're trying to make that the reserve study is
15 going to be current and accurate so we can incorporate
16 that into our financial statements.

17 We're going to do a lakebed evaluation to make
18 sure that all of the lakebeds are in good shape. They're
19 a significant asset here for the membership, and we want
20 to make sure that all the lakebeds are not leaking,
21 seeping, or in other ways not in good shape. So we're
22 also going do a lakebed evaluation. That's actually been
23 started. It just hasn't been completed as of this date.

24 And then we're also working with -- and this is
25 kind of a complicated, complex issue, more of a legal

1 issue, I think, than anything else. But an agreement
2 with Project Whitefish Kids and the City for water
3 rights. And I won't bore you. We need an attorney in
4 here to talk through this. But we're working with them
5 to make sure that the water rights that we have here in
6 The Lakes are secure and that we don't lose water rights
7 to other entities that may cause us a problem down the
8 road to make sure that we have our lakes are full and the
9 water rights are securely in our hands.

10 If you'd like to know more on any of these
11 ongoing projects that we have, I would encourage each and
12 every one of you to attend board meetings. And these
13 board meetings are typically the third Thursday of every
14 month. And I would encourage you, if you have an
15 interest in any of these ongoing projects, you have a
16 comment or question or you have an expertise in any of
17 these areas, love to have you attend these meetings.

18 The next item here that I have on the agenda is
19 manager and staff recognition. And I want to recognize
20 two individuals here tonight. One of them is Karley
21 Connolly who is standing over here by the door.

22 (Applause.)

23 MR. KANE: Karley has been a stalwart
24 manager throughout all of COVID. And to maintain the
25 clubhouse in a COVID secure manner and making sure that

1 everything that members are doing here were cleaning up
2 afterwards and just making sure it's a safe environment
3 for all the members, Karley has done a yeoman's job with
4 that. And then also starting last year, she took a
5 significant challenge on with becoming the coordinator of
6 the architectural review committee. So she's doing two
7 jobs, and she's doing a heck of a job on both of those.
8 So Karley, my congratulations to you. A job well done in
9 this last year.

10 (Applause.)

11 MR. KANE: I also want to recognize Tom.
12 And Tom is not here tonight, but he's our maintenance
13 person. And there's not a day when I don't see Tom out
14 working. Winter, summer, fall, and spring, he's out
15 doing something. He's working on irrigation. He's
16 mowing lawns. He's working here in the Canoe Club
17 painting, making sure everything is well maintained,
18 getting ready for pool season. He's on that all the time
19 and working on the ponds.

20 So he also does a wonderful job. And although
21 he's not here tonight, I'd like to recognize Tom for a
22 superior job in maintaining this environment of this HOA.

23 (Applause.)

24 MR. KANE: I also want to just add one
25 thing here, as we're talking about maintenance. And I

1 was going to talk about it a little bit later, but I
2 think I'll do it now since we're talking about
3 maintenance.

4 It's been extremely difficult to find through
5 our temp agency staff to help Tom maintain the grounds.
6 And there's been more than one individual, more than one
7 member that has mentioned to me Gee, Steve, this isn't
8 looking too good around here. It's looking pretty rough
9 in the boulevards as well as some of the common larger
10 areas. The grass is longer than it usually is and Gee,
11 things look a little bit rougher than they have looked in
12 the past.

13 And there is a really good reason for that.
14 And it isn't that Tom isn't doing the job or that we're
15 not looking for individuals to help us maintain the
16 environment here. It's just we can't find any. And one
17 of the members suggested an option to me tonight, and I
18 passed that on to Karley. And we're going to definitely
19 follow up on that. But I want to let you know, for sure,
20 that we're thinking about this. We know that the grass
21 in many some of the environment isn't as good as it has
22 been in the past, but there's a good reason for that.
23 Hopefully that's going to change here after this
24 September timeframe.

25 So those are all my comments. We're going to

1 ask for comments and solicit comments from all of you
2 here in the audience here in a few minutes. But I want
3 to pass the microphone on to John Murrey. And he's going
4 to cover the financial report.

5 MR. MURREY: Thank you. We have two
6 financial reports for you, one for the year ending
7 12/31/20 last year, and one for the period 6/30/21, the
8 first six months of this year.

9 If you will look at the income statement first
10 for last year, you will see, kind of, what a
11 typical -- well, not quite typical because of
12 COVID -- but a typical year would look like. Your dues
13 are showing up there as total income 128,000 plus, and
14 your expenses 120,000, leaving you with an ordinary net
15 income of \$1,250.

16 Separate and apart from that we have reserves.
17 And those reserves are established for like replacing the
18 roof or the swimming pool or the lakes or whatever that
19 are involved, keeping in mind that the building really is
20 a Canoe Club responsibility and not The Lakes. But they
21 have capital assets that have to be replaced.

22 And so if you look down there under the other
23 income, you will see the income that is received as a
24 part of your dues, a separate indication there, which is
25 very small in this case, \$1,200, roughly. And you will

1 see the reserve expenditures of \$6,700. Now the reason
2 they don't balance in that sense, is we reserve every
3 year. Sometimes we spend more than we reserve, sometimes
4 we spend less.

5 But the reserve studies that Steve mentioned
6 set the amount -- or tell us the amount, and we haven't
7 had one for a few years. So we're still relying on the
8 last reserve study. But that sets the amount that we
9 think should ordinarily be reserved.

10 And you will turn over to the balance sheet,
11 and you will see the Whitefish Credit Union homeowners
12 association reserve, and that was the amount in the
13 reserve at the end of the year. And that balance will go
14 up and down depending on whether we made any reserve
15 expenditures during the course of the year.

16 You look over at the six-month income
17 statement, and I would caution you that six months is not
18 necessarily indicative of a full year, because bills get
19 paid, insurance premiums, maybe once a year. There may
20 be other costs and expenses like snow removal might be
21 only in the winter. So these don't always typically show
22 you what a period would look like. But there you have
23 total income of \$62,900, roughly, in expenses, and 57,
24 showing a \$5,400 net income. Now that net income at the
25 end of the year might be a negative or it might be a

1 positive. We don't really know.

2 You also see reserve dues of \$2,277. And
3 that's just part of the dues. We set that, add that to
4 the normal dues, and that's how we get the amount you
5 would pay every quarter. The reserve expenditures you
6 will see is \$15,900, far exceeding the amount that we
7 collected. But that's anticipated. The reserves pile
8 up, and then we spend some of them when we have to make a
9 replacement of some kind.

10 We have five directors, and each year we
11 replace them. They have three-year terms, generally.
12 This year we're replacing two directors. And there is a
13 ballot. You should have been furnished with one or
14 there's one outside. So we have two nominees, Jennifer
15 Harrell and Missy Jonson. I understand Missy's not here.
16 Jennifer, I think, is here. Is Jennifer here? I thought
17 she was going to be here.

18 Karley, is she here? Is she here, Jennifer?

19 MS. CONNOLLY: I did not see her walk in.

20 MR. MURREY: Okay. I was going to give her
21 a chance to make a statement if she would like to.

22 So if you want to place a ballot, you've got to
23 go ahead and vote before the end of this meeting.
24 Because at the end of this meeting, the year's up and the
25 election's up. And since there's no competition here, we

1 know these two will be elected. So that's not a real
2 issue.

3 Last, but not least, I want to thank the
4 president Steve and Don and June, all board members, all
5 attending meetings every month that last between four and
6 12 hours, if you believe that. All working hard to try
7 to solve -- you wouldn't believe the problems that we
8 have, legal problems and other kinds of problems. But we
9 have those.

10 So I had Karley get a card for each one of
11 them. Her's one for Steve, and here's one for Don, and
12 one for June. And I told her to put a thousand dollars
13 in each card. So when you look in the card, if a
14 thousand dollars is not there, then you know Karley took
15 it. All right.

16 MR. KANE: Thank you, John. Okay; so since
17 we don't have candidate introductions and comments here
18 tonight, let's move on to the board discussion with
19 homeowners. And one of the things that we really wanted
20 to do this year was kind of streamline the agenda and not
21 go on for hours and hours like we have in the past. And
22 hopefully with these one-page agendas, we've accomplished
23 that, at least in part.

24 But one of the things that we'd really like to
25 do is get some feedback and some input from members on

1 what kinds of things would you like to see different here
2 in the HOA? Are there things that you'd like to see done
3 differently or amenities that you'd like to see us add to
4 that are part of the HOA? So it's really important for
5 the board to be able to understand what the desires of
6 the membership is, in terms of running this homeowners
7 association. If we don't get the input, then we're
8 working at our own direction. And sometimes that can be
9 a little bit dangerous. So the more input that we can
10 get, the more feedback that we can get from members, it
11 would really be appreciated.

12 So we've got a microphone set up over here.
13 And if anyone would like to step up and address the
14 microphone and provide the board, as well as other
15 members, with some feedback, we'd really appreciate it.

16 MS. HANKINSON: Julie Hankinson, 3015 River
17 Lakes Drive.

18 First, thank you for your service. Excellent
19 job.

20 Number two, I don't have what you're
21 requesting, but congratulations on getting the agreement
22 with the City on the boulevard trees. Because that is
23 something we've been working on for years and years and
24 years.

25 My question is, in this agreement, those people

1 who do not have any boulevard trees in front of their
2 house, is the City planning on planting trees there? And
3 if not, should the homeowner plant a tree and the City
4 will maintain it, or how will that work?

5 MR. KANE: Well, the way it's going to work
6 Julie, and the City -- we have the agreement signed. The
7 City hasn't done anything yet. The plan, if you
8 remember, Julie, from way back when, the plan was for
9 them to actually take action on these trees this fall.
10 And there are some trees that are going to be replaced,
11 and these trees are going to be planted by the City. And
12 it's part of -- there's a, what is it, Save a Tree
13 program, I think is what it is that the City runs.
14 They'll be getting the trees from that program.

15 But Karley can get you the details on how
16 that's all going to work. But it will be this fall. It
17 will be trees required in boulevards for new lots. And
18 trees that are diseased, the City has already taken an
19 inventory of all of the trees in the boulevards. And
20 these are, honestly, just boulevard trees that we're
21 talking about, not the trees on your property, the
22 boulevard trees. So the City will be taking action on
23 the inventory that they've already taken.

24 The trees that are in poor condition will be
25 replaced. And if new trees are to be placed, it is at

1 the homeowner's expense for the new trees. The City will
2 remove it. The City will put a tree back in there. But
3 there is a cost associated with those. But
4 there's -- there is an agreement with the City in terms
5 of what the cost of those trees will be. Again, Karley
6 has the details. I'm sorry I don't have it here in front
7 of me, Julie, but you can reach out to Karley and she can
8 give you the details on it.

9 MS. HANKINSON: Thank you.

10 MR. KANE: Dennis?

11 MR. GIBSON: Dennis Gibson, 3025 River
12 Lakes Drive.

13 First of all, just to support what Julie said
14 about thanking yourselves, Steve and Don and June, for
15 your great service over the last couple of years. Really
16 appreciate that.

17 And also Karley and Tom. Absolute stalwarts.
18 I can hardly maintain my garden. And yet Tom is
19 maintaining this entire area on his own. So we need to
20 make sure we look after these guys and look after them
21 really well.

22 Just a comment about all the building that's
23 going on. I know the ARC has very specific ethics that
24 they deal with in terms of quality of building, keeping
25 standards appropriate. But there's something that's

1 really concerned me, and that is the housekeeping in some
2 of these builders' lots. The housekeeping means keeping
3 the place tidy, keeping it well maintained, and not
4 letting it become an eyesore for people who have to live
5 in that area.

6 We all take a lot of time and money and spend a
7 lot of time keeping our residences looking really good.
8 Some of these builders are dropping the ball and dropping
9 it pretty badly. So I'd just like to see or hear what
10 the kind of guidelines are that we give builders and how
11 we actually ensure that they stick to the guidelines, not
12 only in terms of building but safety and housekeeping to
13 ensure that that doesn't bring the neighborhood down in
14 terms of growth, weeds, all sorts of stuff, debris flying
15 around. So that's a question I'd like to put forward,
16 please.

17 MR. KANE: Well, Dennis, I'd love to be
18 able to answer that in detail, but I don't honestly know
19 what the details are from the architectural review
20 committee, what the standards are there.

21 Bill, do you know if there are particular
22 guidelines?

23 MR. SAWTELLE: Absolutely, yes.

24 MR. KANE: Could you speak to that, Bill?
25 You're the expert. I'll defer. I'm not bashful about

1 that.

2 MR. SAWTELLE: Bill Sawtelle, 5057 River
3 Lakes Parkway.

4 The guidelines have a whole series of things
5 that we go through with the builders including a
6 preconstruction meeting that itemizes all of the items
7 that they should be doing during the building process.
8 And the ARC, as well as any neighbors with concerns, as
9 Karley as manager, does go around and review those
10 scenarios with the builders. And if we have any issues,
11 we follow up, and they can be subject to fines for not
12 keeping those areas as we spell out in the guideline.

13 I don't have the specific items in the
14 guideline in my head, but there is oversight on that. So
15 we have -- and what we've found over the years, is
16 certainly some builders are a lot better than others.
17 And this time when we've got this many builders in here,
18 we have a number of new builders that it takes some
19 working with. Especially Karley's going through that on
20 her part so deal with the builders and those issues that
21 you're talking about.

22 And Karley can't be everywhere, nor can the ARC
23 members be everywhere to see those things. So it's not a
24 problem to give her a heads-up of what's -- something
25 that you may see happening on a building site. And I'm

1 certain that that will change very shortly, because she
2 will get in contact with the builder and let them know.

3 MR. GIBSON: Dennis Gibson, 3025 River
4 Lakes Drive.

5 Not to make it a real big issue, but some of
6 the newer builders have actually been excellent. And two
7 of the really new builds going on down on River Lakes
8 Drive, they have just been absolutely marvelous. So it's
9 not so much whether they're new or not, it's just whether
10 or not they take and pay attention.

11 So I appreciate this is a challenge, and
12 Karley's got more than enough on her plate. But it's
13 something that I think is important. If we're going to
14 get a good job, generally it's shown by great
15 housekeeping in the construction. But just to raise
16 it --

17 MR. SAWTELLE: And I agree a hundred
18 percent. And again, as homeowners, we can be the eyes
19 and ears to what's happening and give her some feedback,
20 if there are issues that you see in particular, and we'll
21 address it. The guidelines do, up to fining a builder,
22 have recourse if we're having a continued problem that
23 isn't taken care of.

24 MR. GIBSON: Thank you very much.

25 MR. SAWTELLE: You're welcome.

1 MR. KANE: Bill, thanks. I punted to you.
2 You did a great job.

3 And Dennis, I know the situation you're
4 speaking of. And you know, there's been issues. I
5 recognize that. And I think some communication with
6 Karley is definitely in order there. So thank you for
7 bringing that up.

8 MR. SHERRILL: I'm Frank Sherrill, 5034
9 Portage Way.

10 And my comment is on -- the trees look great.
11 They were out working on them today. And they look real
12 nice now. But it looks to me like many of the trees are
13 some sort of cottonwood or hybrid cottonwood or something
14 like that. And they can grow to be very, very big trees.
15 Who's going to be responsible for the sidewalk if the
16 trees grow in years to come and break the sidewalk?

17 MR. KANE: You know, right now, I would say
18 that it -- without conferring with the City on that, it
19 would be the responsibility of the homeowner.

20 And Karley, you're standing back there.
21 Weren't the trees that were identified by the City, you
22 know, specially chosen for the boulevards and consistent
23 with other tree species that are being populated within
24 the City of Whitefish?

25 So I don't think we're sitting any differently

1 here than they are anywhere else in the City of
2 Whitefish.

3 MS. CONNOLLY: So most of the trees were
4 through the ARC process installed into the boulevards.
5 That was the process in the past. Now we're doing a new
6 process which is through the City, and the City is
7 working with the homeowner to select the appropriate
8 trees, so we're not get being a full street with just
9 maple trees. So they're going to make sure that there's
10 a variety going in. And then they're going to maintain
11 those trees.

12 MR. KANE: So your issue was the City was
13 installing trees in your neighborhood, and these are
14 species that you're concerned that are going to break up
15 the sidewalk on your property?

16 MR. SHERRILL: They look beautiful.
17 They're great trees. But if you'll notice, if you go
18 down the main road into Whitefish in the sidewalk there's
19 a lot of cottonwood trees on the boulevard there, and
20 they have buckled up the sidewalk there. And the
21 sidewalk is very hilly because of the trees.

22 In years to come, maybe they won't do that.
23 Maybe those trees will only grow roots down and that
24 won't happen. But it could also happen if they're
25 cottonwood trees. They have very big roots, they grow

1 very fast.

2 MR. KANE: Sure.

3 MR. SHERRILL: And that's a very great
4 possibility.

5 MR. KANE: So these are trees that are
6 existing. And maybe I misunderstood you. The trees are
7 existing in the boulevard and have been in the boulevard.

8 MR. SHERRILL: Yeah, they're nice trees,
9 beautiful trees, and they're growing well. We've been
10 here since '13, I think, and they've gone from maybe one
11 inch in diameter to six inches already.

12 MR. KANE: Boy, I don't know of any
13 cottonwoods in that area. And what was your address
14 again, sir?

15 MR. SHERRILL: It's 5034 Portage Way.
16 Frank Sherrill. But maybe they're not cottonwoods. But
17 they sure look like it.

18 MR. KANE: You know, at this point, the
19 homeowner pays for the sidewalk. But as I mentioned
20 earlier, right now, who knows what it's going to be ten
21 years from now. But right now, the City has a promise
22 where it's a cost-share program, 50/50.

23 MS. CONNOLLY: The City also has a complete
24 inventory of all those trees. So if you are wondering
25 what kind of tree is planted in a certain location, you

1 can get in touch with the parks department and they can
2 provide that information to you.

3 MR. KANE: Anything else?

4 MR. HOWARD: My name Ron Howard from 5201
5 River Lakes Parkway.

6 I would like to respond to what he was saying.
7 In a previous home in another state that I've lived in,
8 those trees that they had was more like oaks and so forth
9 in the midwest. After ten, 15, 20 years, they do cause
10 the sidewalks to upheave and so forth.

11 I would be interested in a statement from the
12 City as to their thoughts on how that might happen with
13 the trees that they've planted. If there was forethought
14 with the trees that they chose and what they anticipate
15 in 15, 20 years with that.

16 MR. KANE: Yeah. Well, I think that's
17 absolutely possible. We can get you the name of the
18 individual in the City that could give you that
19 information. As I said, they came out here and provided
20 an inventory of all the trees in the development. And
21 they're using their Adopt-a-Tree program to provide trees
22 in here and also around the balance of the City.

23 And I've got to think that they're considering
24 the species of tree. I don't know for sure, but I'm
25 assuming that they've done that with forethought, looked

1 at the species of tree that's going to be here so it
2 doesn't cause that kind of damage. Again, if it does,
3 unfortunately the way things are today, is the homeowner
4 is responsible for it with a subsidy from the City of
5 Whitefish.

6 Do you have a question or comment?

7 MS. BRISTOL: I do have a comment. Janet
8 Bristol, 5051 Portage Way.

9 So this is not on the trees.

10 I am part of the architectural committee as
11 well.

12 MR. KANE: Okay.

13 MS. BRISTOL: But I just wanted to provide
14 a gentle reminder, and probably a lot of the offenders
15 aren't here, but we all love our pets. And I just
16 appreciate everybody keeping in mind, please pick up
17 after your pets. Please make sure your children and your
18 grandchildren, if they're visiting and they're walking
19 the pets, that they're cleaning up after them as well.
20 So appreciate it. There's -- you know, it's
21 disappointing to see dog waste 20 feet from a dog bin.
22 But thanks.

23 I mean, there's dog bags all over the
24 neighborhood and there's dog bins. So we'd just
25 appreciate that.

1 I also just want to say thanks to Karley. She
2 works super hard, does a great job. Thanks to the board.

3 MR. KANE: Thank you.

4 (Applause.)

5 MR. KANE: Anyone else?

6 MS. ALEMAN: Kirsten Aleman at 3038 River
7 Lakes Drive.

8 I had a question about the roads.

9 MR. KANE: Ah, the roads.

10 MS. ALEMAN: The roads. We have a little
11 bit of a mine field going on over on River Lakes Drive.
12 And I don't know; is that the City's responsibility, the
13 HOA's? Is it --

14 MR. KANE: It is the City's responsibility.
15 And I'll tell you I've become my chiropractor's best
16 friend for driving on River Lakes Drive. And I totally
17 understand that. Unfortunately, it is the City's
18 responsibility. We've talked to them multiple times,
19 sent them emails multiple times.

20 But right now, what would motivate them is the
21 squeaky wheel. So if you feel the same way that I do
22 about the poor condition of the city street -- and it's
23 not just River Lakes Drive. It's River Lakes Parkway and
24 Hospital Way. It's atrocious.

25 You'd think that we were living in a third

1 world country with the condition that we have of the
2 streets here.

3 So I would encourage everyone to call the City
4 and complain. That's the only way we seem to be able to
5 get any action here. So that would be the board's
6 unanimous recommendation there.

7 Any other comments or questions from members?

8 MS. SCHOOF: Kay Schoof, 4380 Voyager.

9 I have a question about the property where the
10 two pillars are that go into River Lakes Drive.

11 MR. KANE: Yeah, those rock pillars? Yeah.

12 MS. SCHOOF: The property to the left of
13 the pillar?

14 MR. KANE: Yes, lot 3.

15 MS. SCHOOF: Yes, lot 3. What's going on
16 with lot 3? And we used to take care of that property
17 right there, and now there's so many noxious weeds,
18 there's thistle. There's everything growing there.

19 MR. KANE: It's not our property, number
20 one, lot 3. It's private property. And it's owned by an
21 LLC. And the individual that owns that, last name is
22 Barnes. Used to have some property here in this
23 development. But he is the owner of that property and is
24 responsible for maintaining it.

25 Now, he has recently, I guess within the last

1 month, cut the grass on the property. And I believe it
2 was also sprayed for noxious weeds. But we take care of
3 the boulevard in front of it, and we take care of the
4 sidewalk in front of his property. But -- because it
5 borders River Lakes Parkway there. But that is his
6 responsibility.

7 Now that responsibility ends about halfway down
8 to the road that goes behind the Springs. And then the
9 City takes responsibility from there, Kay. So across
10 from the pond -- you know, if you're walking and the pond
11 is on your right, that is the City of Whitefish's
12 property. And they do a fairly good job of keeping the
13 grass and the weeds down there.

14 MS. SCHOOF: But people visiting us and
15 driving through the neighborhoods, you've got the
16 waterfall's good. You look to the left, there's weeds
17 and everything there. Can we call the City about that?
18 I mean, you can't have noxious weeds.

19 MR. KANE: You cannot have noxious weeds.
20 There's no requirement for mowing, however, but you
21 cannot have noxious weeds.

22 MS. SCHOOF: But it's awful.

23 MR. KANE: It is awful. I totally agree.
24 Unfortunately, we have no authority over that property
25 because it's private property. It's not owned by the

1 HOA, unfortunately.

2 MS. SCHOOF: So we all need to call the
3 City.

4 MR. KANE: The same call that we have with
5 the roads, we call with lot 3. That's the official
6 designation. They should understand that. And it's the
7 Barnes property, lot 3. There's a concern there. Give
8 the City a call.

9 MS. CONNOLLY: I just want to make one
10 other comment. If you do want to complain to the City,
11 they have several options. We have a form in here that
12 you can fill out and submit to the City. And they also
13 have something on their website. And it's right on their
14 home page. It says Report a Problem. And you can
15 document that problem, and they will track that problem
16 through their online program, which is kind of cool. And
17 you can see if they've made any progress or anything on
18 like that on it as well.

19 MR. KANE: Thank you, Karley; appreciate
20 it.

21 Any other comments or questions before we
22 adjourn the meeting for the HOA? Oh, we do have one
23 other thing. Hold on.

24 MS. HANSON: My name is June Hanson, and
25 I've had the privilege of being the Monterra

1 representative on The Lakes board for the last three or
2 four years. And I just want to introduce Shea Cordial
3 over here on our right.

4 He has been a resident the Monterra for a
5 number of years, and he comes to The Lakes board with
6 wonderful experience. He is a business guy. He has a
7 finance background, and he manages a large group of
8 people. And those are all big issues that we have here
9 going on.

10 So welcome, Shea. And come up and introduce
11 yourself after we adjourn the meeting. He's going to be
12 a great addition to this board. Thank you, Shea.

13 (Applause.)

14 MR. KANE: Well, if we have nothing else to
15 add, I'd like to go ahead and formally adjourn the
16 meeting for the annual HOA meeting here at The Lakes.

17 And let's take a couple-of-minute break, health
18 break here and get some water, use the restroom. And
19 then we're going to come back and very quickly -- or as
20 we can, go through the Canoe Club annual meeting.

21 Because we have two entities here, we have the
22 HOA and we have the Canoe Club, we need to have an annual
23 meeting on both of those entities. So come on back.
24 Let's give it five minutes or so and come on back, and
25 we'll get that meeting done.

1 Then we have hors d'oeuvres and some adult
2 beverages to partake of tonight.

3 (Meeting adjourned at 6:17 p.m.)
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