



## **Meeting Minutes**

**August 26, 2021, 9:05 a.m.-11:53 a.m.**

NOTE: Tabled items from this meeting will continue 8/27/21 at 10:30 a.m.

**Location: Canoe Club**

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: John Murrey

Board Members: Shea Cordial, Jennifer Harrell, Missy Jonson, John Murrey & Lela Newey

Attendees: Karley Connolly (HOA Manager), Lindsey Hromadka (Assoc. Attorney) & Brad Bennett (Hydrologist from WET)

- I. 8/26/21: Call to order (John) – 9:05 a.m.
- II. Review and approval of meeting minutes: June 14, 2021 & Annual Meeting July 15, 2021  
John motioned to approve the minutes as presented. Jennifer seconded the motion, and all were in favor.
- III. Maintenance Report (Tom-Not Present) – Tabled until reconvening on 8/27/21
- IV. HOA Manager Report (Karley) – Tabled until reconvening on 8/27/21
- V. ARC Report (Karley)
  - a) Lakes Lot #36/3068 River Lakes Drive – Non-compliance: Property owner has indicated they are not willing to bring the home into compliance. Attorney approved Karley's intended response to the owner. The board also approves of the communication.
  - b) Remaining items on the report have been tabled until 8/27/21.
- VI. Financial Report (Karley) – Tabled until reconvening on 8/27/21
- VII. Old Business
  - a) Lakebed Evaluation – Presentation by Brad Bennett from Water & Environmental Technologies  
The board engaged in a discussion with Brad to better understand the finding in the report he provided. Shay motioned to engage in further evaluation with WET to refine the findings and to determine if additional action on the associations part is necessary. This would include an elevation checks and ground water monitoring. Missy seconded the motion, and all were in favor.
  - b) PWK & Water Rights
    - i. Discuss options for progress: Meet with representatives from Meadow Lake Development, PWK, & City of Whitefish.  
The board agreed a meeting of all parties could be beneficial. Lindsey will work on making the arrangements.

VIII. New Business

a) Elect Directors: President & Secretary/Treasurer

- i. President: John Murrey – Lela motioned to approve the appointment of John Murrey as President. Jennifer seconded the motion, and all were in favor.
- ii. Secretary/Treasurer: Jennifer Harrell & Missy Jonson – After careful consideration of board members outside time commitments, it was suggested both Jennifer & Missy share the responsibility. It will be a great opportunity to further their understanding of association operations. Lela motioned to approve the co-appointment of Jennifer & Missy as Secretary/Treasurer. Shea seconded the motion and all approved.

b) Bank Signer Changes

- i. John Murrey will remain as a bank signer on all accounts at Glacier Bank & Whitefish Credit Union.
- ii. Jennifer Harrell & Missy Johnson will be added as bank signers on all accounts at Glacier Bank & Whitefish Credit Union.
- iii. Steven Kane will be removed as a bank signer from all accounts at Glacier Bank & Whitefish Credit Union.  
Lela motioned to approve the above listed changes to the bank signers on all accounts at Glacier Bank & Whitefish Credit Union. Shea seconded the motion and all approved.

c) 3023 River Lakes Drive Suggestion for Entry Art – Tabled until reconvening on 8/27/21

d) 4380 Voyager Drive Comments RE: Boulevard Trees – Tabled until reconvening on 8/27/21

e) 2020 Agreed Upon Procedures (Audit) – CPA recommends an AUP every other year. Last AUP was performed for 2018. – Tabled until reconvening on 8/27/21

IX. Open Forum – Tabled until reconvening on 8/27/21

X. Adjournment – 11:53 a.m. Tabled items from this meeting will continue 8/27/21 at 10:30 a.m.

XI. *Executive Discussion – Did not take place.*

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am.  
Next meeting is scheduled for September 16<sup>th</sup>, 2021.

These minutes are certified by:

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John Murrey - President (Former Secretary/Treasurer)

Date