



Meeting Minutes

September 24, 2021, at 9:00 a.m.-11:15 a.m.

Location: Canoe Club

Conference Call Telephone Number: (720) 740-9749

Conference ID: 7384425

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: John Murrey

Board Members: Shea Cordial (Via Conference Phone), Jennifer Harrell, Missy Jonson, John Murrey & Lela Newey

Attendees: Karley Connolly (HOA Manager)

- I. Call to order (John) – 9:15am
- II. Review and approval of meeting minutes: August 26 & 27, 2021
Lela motioned to approve both meeting minutes as presented. John seconded the motion, and all were in favor.
- III. Maintenance Report (Tom-None)
- IV. HOA Manager Report (Karley-None)
- V. ARC Report (Karley)
 - a) Build Deposit – The ARC proposes to increase the build deposit from \$5k to \$10K.
Jennifer motioned to approve the deposit increase to \$10k effective immediately. Lela seconded the motion, and all were in favor.
- VI. Financial Report (Missy/Jennifer) – The financials were reviewed and found to be in good standing.
- VII. Old Business
 - a) Stormwater Drainage System – Review City Response
 - i. See Village Phase I Plat Map Notes
The Board would like for Karley to find out more information from the City about the drainage system in the Alley behind the townhomes.
- VIII. New Business
 - a) 3013 River Lakes Drive – Dog Violation
The Board discussed the circumstances surrounding this matter and felt the appropriate actions have been taken. No further will be taken on this matter.
 - b) 2022 Budget Review
The Board reviewed the budget process and received guidance from Karley on where they need to focus their attention. A meeting dedicated to a deeper discussion of the budget will take place on 10/13/21 at 9:00am.

IX. Open Forum

- a) Jennifer Harrell inquired if the HOA could approach the City of Whitefish to add a crosswalk at Voyager Drive, over River Lakes Parkway, to get to Smith Fields. She is concerned about pedestrian safety when crossing the road. She also suggested we request a speed bump to slow down traffic.

Karley will contact the City Manager to see if there are any plans in the works for a crosswalk or if there are other ideas to improve safety.

- b) Jennifer Harrell inquired about the allowable rental duration in the Lakes. Is it 30days?
It is a City of Whitefish ordinance for rentals to be 30 days, or more, in the Lakes.

X. Adjournment – 11:15am

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 October 13th, 2021, but it intended to be a focused meeting to approve the 2022 budget. However, the Board will take up other pressing matters if time allows.