



Meeting Minutes

October 13, 2021, at 9:00 a.m.-9:25 a.m.

Location: Zoom

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: John Murrey

Board Members: Shea Cordial (Not Present), Jennifer Harrell, Missy Jonson, John Murrey & Lela Newey

Attendees: Karley Connolly (HOA Manager)

- I. Call to order (John) – 9:11am
- II. Review and approval of meeting minutes: September 23, 2021
Jennifer motioned to approve the minutes as presented. John seconded the motion, and all were in favor.
- III. Maintenance Report (Tom) - NONE
- IV. HOA Manager Report (Karley)
 - a) River Lakes Parkway Crosswalk @ Voyager – Karley had a phone conversation with Jenny Emmenegger on 9/24/21 requesting the city investigate safe pedestrian passage from the Lakes neighborhood, at Voyager, to the Smith Fields.
 - b) City Tree Removal & Planting – The city has completed all the tree planting according to the 8/18/20 MOU. The city ended up not planting a tree at 5037 Tumblehome because there were utility lines in the way. The tree was instead planted along the boulevard adjacent to Northern Lights Park.
 - c) WET Lake Evaluation – Waiting for scope of work and cost estimate.
 - d) 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. No new update.
 - e) Reserve Study – Pending Lakebed Evaluation, PWK Agreement & Water Rights. No new update.
 - f) Townhouse Exterior Colors – ARC is still a working on it. No new update.
 - g) Frequently Asked Questions & Community Survey – This is still a work in progress.
 - h) Request for PTO – November 22-28 (3 days PTO) & December 20-27 (4 days PTO)
 - i) Newsletter Ideas
- V. ARC Report (Karley)
 - a) The ARC is requesting the following change to Guideline Section 6.12 Review Fee: Included with the preliminary submittal shall be a non-refundable fee of \$900 which includes ~~Pre-design review fees, Plan review, Construction meetings, Construction site observation, and Administration.~~ **the Pre-design meeting with an ARC Representative, two Plan reviews, a Pre-Construction meeting with the Builder, four site observations,**

and administration of the review process. If an additional plan review or site observation is required, due to multiple changes or non-conformance to the approved plans, an Administrative Fee may be charged to the Owner/Builder, up to \$1,000.

Jennifer motioned to approve the above change to ARC Guidelines Section 6.12. This will assist the ARC in encouraging builders to report/submit changes. Missy seconded the motion and all approved.

VI. Financial Report (Missy/Jennifer) - NONE

VII. Old Business

a) Stormwater Drainage System – Village Phase I

Karley had a phone conversation with Karin 9/28/21. The BOD wanted me to ask her to explain what was meant by the Alley being “privately maintained by homeowners in the Lakes Village Phase I”, as it relates to stormwater management. She said the city did not want to be responsible for stormwater management because of the engineering design of the road, as it has an inverted crown (low spot in the middle of the road). I asked her if it meant we were responsible for the replacement or repair of the road itself. She said, “no”. I asked her if it meant we were responsible for the catch basin in the middle of the road and she said, “yes”. She said we would need to periodically have someone vacuum the sediment from the bottom of the basin. I also asked her about the pipes that run outside the public right of way from the alley basins. She said there should be easements for those, but I did not see one on the plat map. I think she plans to investigate further. She did say she also thought “maintenance” meant the HOA is responsible for snow removal but said if the city was currently doing it than it probably would not be included. I confirmed with her the city does do the snow removal on the alley and I let her know we prefer it that way. Lindsey said she believes the city wants an agreement (MOU) to confirm all this, but she was unclear on who was going to write it up. An option would be for us to provide the city with a recap of our understanding of responsibility as it relates to stormwater management in the Lakes and see where they decide to take it. Or we could ask Lindsey to write up the agreement.

The Board would like for Lindsey to write up the agreement.

b) Follow-up on Spring Sidewalk Notices (See supporting document in Dropbox)

The HOA and City of Whitefish sent notices to residents with sidewalks in need of repair. What further action would the HOA like to take?

The Board would like to wait and see what the city decides to do next.

c) 2022 Budget Review & Approve

The Board reviewed the budget. Some adjustments will need to be made before issuing final approval.

VIII. New Business

a) Review AUP from CPA

The Board reviewed the AUP and approved the findings.

IX. Open Forum – No Comments.

X. Adjournment – 9:25 am

XI. Executive Discussion

a) Employee compensation for 2022 Budget.

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