



Meeting Minutes

**December 16th, 2021, at 12:00pm-1:45pm
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)

- I. Call to order (John) – 12:03pm
- II. Review and approval of meeting minutes: November 16, 2021
Jennifer motioned to approve the minutes as presented. Lela seconded the motion, and all were in favor.
- III. Maintenance Report (Tom) - None
- IV. HOA Manager Report (Karley)
 - a) Sidewalk Notices – Awaiting confirmation from City Construction Inspector on the sidewalks we believe need to be replaced.
 - b) Stormwater Drainage MOU with City – Lindsey is working on it.
 - c) River Lakes Parkway Crosswalk @ Voyager – Awaiting as respond from Jenny Emmenegger from 9/24/21 conversation.
 - 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) Karley PTO – ~~December ½ day 12/17~~, ½ day 12/21, 22-27 (4 days PTO). Observe paid Christmas Holiday on 12/2 & New Year's Holiday on 12/31.
- V. ARC Report (Karley)
 - a) Attracting ARC Candidates – The board will assist in finding recruits.
- VI. Financial Report (Missy/Jennifer)
The board reviewed the financials. Jennifer pointed out there may be a slight shortfall in operating funds. A funds transfer will be made from Glacier Bank Operating Money Market account to the Glacier Bank Checking Account to prevent an overdraft. The financials for 2021 will be reviewed in full at the February meeting to identify expense overages and reserve expenses needing to be reimbursed back to operating.
- VII. Old Business
 - a) WET Lake Evaluation Update – At the last meeting WET was seeking confirmation on the scope of work, which included a few of the cost estimates, and the BOD agreed to

proceed. The SOC is to include a review of topography, grading, groundwater information, and spot check elevations. Then drill wells to monitor ground water over a years' time. Finally, WET will provide a technical report on their findings. They quoted the entire project at \$28k.

The board would like Lindsey Hromadka (legal) to review the estimate. The board would like for Karley to investigate other vendors and get additional quotes, if possible. The board would like to know if there are any parts of the process, we can do ourselves to reduce the expense.

b) Aggressive Dogs At Large: 3002 River Lakes Drive

The board called a hearing with the owner at 3002 River Lakes Drive. The board met with the owner and three of her young adult children. The board listened to her side of the reported dog violations and inquired about the steps taken to resolve the nuisance. A follow up letter will be sent summarizing the hearing, reiterating expectations and advise of consequences for future infractions.

c) Road Petition Update

Missy attempted to engage with the Director of Public Works on this matter but did not receive a response. The board would like to proceed with a petition to the property owners. An email will be sent with a petition form to sign and then a door-to-door campaign will be started to collect additional signatures. The petition will then be brought forth to the City Council.

VIII. New Business

a) Review Draft MOU with City of WF for Stormwater System

The board would like to get further clarification from Lindsey Hromadka (legal) on the inclusion of the Monterra and drains adjoining city property on the north end of River Lakes Drive.

b) City of Whitefish Proposed Ordinance Change to Short-Term Rentals

The board reviewed the city's intentions of the ordinance. A notice about the proposed ordinance was sent out to all Lakes property owners earlier in the week.

IX. Open Forum

a) Shea Cordial relayed an inquiry from the Monterra Board wanting to know the benefit the recent dues increase has for Monterra owners.

The Monterra is an established part of the Lakes Master HOA and receives the same benefit all other residents receive as association members. The associations budget goes towards operating and maintaining the common areas within the subdivision. This includes, but is not limited to, parklands, walking trails and the stormwater retention pond. The 2022 increased funds are intended to acquire a temporary full-time seasonal employee and for current employee retention. The increase directly benefits all association members.

X. Adjournment – 1:45pm

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 January 20, 2022 @ 9:00am.