



Meeting Minutes

March 31, 2022, at 9:30am – 12:30pm

Location: Canoe Club

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) - 9:30am

II. Review and approval of meeting minutes: February 17, 2022

Missy motioned to approve the minutes with the removal of Lela's name from the board comments on the ARC Report section V,b,b., as it was an error. Jennifer seconded the motion, and all were in favor.

III. Maintenance Report (Tom)

a) Completed Projects

1. Snow removal.

i. I used the Walker snowblower on the residential sidewalks so that 'collateral' damage caused by the snow removal process would be kept to a minimum.

2. Graveled intersections, front of mailboxes, Voyager and the hill on path by Kallner Lane

3. Removed the snow fencing.

4. Bought a used cab for the walker for \$200 including the mounting brackets. (New the cab msrp at \$2385 plus additional \$75 for the mounting brackets). The canvas had to be stretched and the tensioning lacing replaced. The canvas had to have a few tears repaired (will have to be replaced in probably ~ 2 years - a cost of \$1083).

i. The advantages of having the cab for snow blowing:

a. It holds in some of the heat from the transmission. It feels like it is up to 20 degrees warmer.

b. Blocks the wind from the operator. I was able to clear the sidewalks in minus degree wind chills.

c. Keeps the blown snow from blowing back on the operator.

d. The head lights will allow for snow removal while it is still dark. I had to use a headlamp previously.

e. Makes the walker more visible to pedestrians and vehicle traffic.

b) Ongoing Projects

1. Opened the valves allowing the lake to discharge into the river. With the rain event the first part of the month and with the ground frozen the lake level rose about 4". It is a slow process of dropping the lake level. I will have to continue monitoring the level.

2. Lake herbicide treatment.

- i. With the influx of water from the Monterra I already had to do an algae treatment.
 - ii. The ice burned off the lake early this year so I should be able to treat the lake early.
 - 3. Lake clean-up.
 - 4. Northern lights waterfall pump got repaired at Diversified Electric for \$280. It still needs to be reinstalled.
- c) Future Projects
 - 1. Irrigation:
 - i. Last fall I installed a missing irrigation head in front of 5003 River Lakes Parkway. After that job was complete, we were informed of additional irrigations issues at that corner.
 - ii. Plan on charging the irrigation system the first part of April. The frost is out of at least the first 12" - 18" of ground.
 - iii. Besides repairs - I have two areas of the Blvd. that require attention.
 - iv. Investigate what it will take to hook up Red Eagle to the north irrigation system.
 - 2. Topcoat the concrete pads for the rock pillars at the entry of River Lakes Drive.
 - 3. Treat fungus on the grass along River Lakes Drive at HWY 40.
 - 4. Schedule a 'workday' with Monterra and the Lutheran Church's maintenance people to spruce up the entrance to the community at HWY 40.
 - 5. Geese abatement.
- d) Suggestions & Proposals
 - 1. Full-time Summer Employee
 - i. We are in an employee driven cycle. Is there something we can do to make the summer position more attractive (Like offering a \$500 scholarship if a college kid works the entire summer).
[The board liked the bonus idea. They would also like to include a help wanted advertisement in the next newsletter.](#)
 - 2. Sidewalk repair
 - i. Grind a chamfer edge on sections that have risen example is the sidewalk along Portage between 5002 and 5010. I noticed this done in Vancouver WA.
- e) Continuing Education
 - 1. On Going herbicide training.

IV. HOA Manager Report (Karley)

- a) Townhome exterior color guide has been added to the website and mentioned in the 1st Qtr 22 Newsletter. Will also be sending the document to each individual townhome owner. I plan to remind those whose exteriors are looking faded that it needs to be painted/stained soon.
- b) Ongoing Action Items (WIP):
 - 1. Stormwater Drainage MOU with City – Sent draft on 3/3/22 to City (Karin Hilding, Angela Jacobs & Craig Workman) and copied our attorney, Lindsey.
 - 2. Road Petition – Several residents have expressed interest in participating. One resident has indicated she will be at this meeting to provide input and help in this endeavor.
 - 3. Sidewalk Notices –Received word from a resident, who spoke to the city, that the worst sidewalk at 3011 River Lakes Drive is scheduled to be repaired this summer. Still awaiting word from City Construction Inspector on the list of sidewalks we believe need replacement.
 - 4. River Lakes Parkway Crosswalk @ Voyager – Awaiting as respond from Jenny Emmenegger from 9/24/21 conversation.
 - 5. 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.

6. Reserve Study – Pending Lakebed Evaluation, PWK Agreement & Water Rights. No new update.
 7. Frequently Asked Questions & Community Survey – This is still a work in progress.
- c) Newsletter Suggestions
1. Pond Preservation – Remind residents why we only allow beaches to be 30% of the shoreline, with the remainder 5ft wide buffer being native filtering grasses. Remind residents not to apply fertilizers near the water, as it will run off into the pond and cause algae to grow.
 2. Ask residents if they are interested in participating in a group seal coating for asphalt driveways. If so, to notify the office to get multiple residents done at the same time.
 3. Dark Skies Reminder- Received several reports from residents, that recent homes built with under eve lighting have been light polluting when left on all night. Will remind everyone of the City's Dark Sky Ordinance.

V. ARC Report (Karley)

a) ARC Guideline

1. Review & Approve - Example with Details for Construction Sample Board (carryover from last meeting)
[Board reviewed the changed and approved the additional detail provided.](#)
2. Landscape changes approved at the last meeting have been updated and posted to the website.

b) Status Update on Builds

1. Upcoming Builds (2)
2. Builds in Process (17)
 - i. Village Lot #72 – (Remodel) – ARC approved submission. Next step Pre-Construction meeting.
 - ii. Village Lot #81 – Conditionally Approved. Pre-Construction meeting took place 3/22/22 and they plan to start in the next couple of weeks.
 - iii. Lakes Lot #6 – Conditionally Approved. Pre-Construction meeting took place 3/25/22 and construction is scheduled to begin next week.
 - iv. Lakes Lot #14 – Conditionally Approved. Pre-Construction meeting took place 3/23/22 and they plan to begin the second week of April or sooner.
 - v. Lakes Lot #24 – Under Construction. Next step Trim, Siding & Masonry Review.
 - vi. Village Lot #61 – Under Construction. Next step Final Review.
 - vii. Lakes Lot #20 – Under Construction. Next step Trim, Siding & Masonry Review.
 - viii. Red Eagle Lot #11- Under Construction. Next step Trim, Siding & Masonry Review.
 - ix. Village Lot #37 - Under Construction. Next step Trim, Siding & Masonry Review.
 - x. Lakes Lot #16 – Under Construction. Next step Trim, Siding & Masonry Review.
 - xi. Red Eagle Lot #15 – Under Construction. Next step Trim, Siding & Masonry Review.
 - xii. Village Lot #50 – Under Construction. Next step Final Review.
 - xiii. Lakes Lot #28 – Under construction. Next Trim, Siding & Masonry Review.
 - xiv. Red Eagle #19 – Under construction. Next step Final Review.
 - xv. Lakes Lot #42 – Under Construction. Next step Trim, Siding & Masonry Review.
 - xvi. Lakes Lot #56 - (Remodel) – Under Construction. Next step Final Review.
 - xvii. Cottage #48 – A second final review took place on 11/10/21 but there are still outstanding landscape items that need to be completed. Partial deposit held.
 - xviii. Red Eagle #7 – Under Construction. Next step Final Review.
3. Completed Builds (0) Since Last Report (2/17/22)

4. Exterior Modifications (0) Since Last Report (2/17/22)

VI. Financial Report (Missy/Jennifer)

a) Review Financials

The board reviewed the financials and found them to be in good standing.

b) Review Reserve Component List (carryover from the last meeting)

The board reviewed the component list and determined we do not have any major reserve components that need to be updated or repaired, at this time.

VII. Old Business

a) WET Lake Evaluation Update – Review response from Brad to the BOD's previous questions.

Considering Brad's response, Jennifer motioned to change the board's course of action on this matter. We will self-monitor and record levels of the water. We will work with the Monterra to see if they would be willing to do water level testing of their pond. We will DIY a few "wells" to monitor/record water levels to better understand groundwater vs pond levels. We will continue observe and collect data to better understand our pond system.

b) LRV Ad-HOC Committee Update – The committee met on 3/3/22. See minutes in Dropbox. The committee crafted the following changes:

~~All colors~~The main body color of a residence must shall be of a light reflective value (LRV) between 15%-6075% for the main body color of the residence. Secondary colors shall be within a range of 1510%-35% of the main body color. Trim and other accent colors may be considered below an LRV of 15, and up to a maximum LRV of 80. All colors are subject to ARC approval. If existing/previous the colors on an existing residence is are outside of the approvable approved color range, any repainting the residence may be repainted the same color. However, color changes on an existing willhomes will require ARC approval and need to be completed withinmust comply with the current approved above LVR range, unless otherwise approved.

After the committee meeting, Bill Sawtelle (former ARC Coordinator & Committee Member) was consulted about his thoughts on the committee's suggested changes. He pointed to the Omnibus, which states:

*"In passing on any plans and specifications, it shall be an objective of the Architectural Review Committee to make certain that **no improvement will be so similar or so dissimilar to others in the vicinity** that values, monetary or aesthetic, will be impaired, and to maintain for the benefit of the Architectural Review Committee and all subsequent individual Lot owners the natural character of the land and to require that **all man-made structures blend into the natural background rather than stand out against it.**" (Omnibus pg. 8)*

Bill believed increasing the main body LRV to 75% would contradict the objective outlined in the Omnibus, as lighter colored houses do not blend into the natural background. Bill suggested secondary colors have a minimum 15% (+/-) from the body color, instead of a range. Karley suggested keeping the secondary color at a minimum of 10% (+/-) from the body color. Then, if trim is counted as one of the three contrasting colors on the home, its LRV must be 15% (+/-) from main and secondary colors. Committee members seemed to agree with the secondary and trim colors being set to a minimum, but controversy still revolved around the LRV for the main body color.

After much deliberation, the board decided to schedule a time to meet with the ARC to better understand their viewpoint and to see if a reasonable solution can be found.

VIII. New Business

a) Board Correspondence

Jennifer wanted to know how to handle requests from residents wanting direct communication/contact with board members. Karley recommended communication be funneled through the office, incase it can be simply answered. She also indicated, all correspondence she receives addressed directly to the Board of Directors is passed onto all board members, regardless of content. Karley mentioned the association's website has

the email address for our Board President and is open to any board member wanting to post their direct contact information.

b) Community Spring Clean Up

Jennifer suggested we piggyback on Glacier Bank's "Clean the Fish" campaign on April 23rd. It was suggested we keep the Canoe Club dumpster open for disposing of the trash, provide some grab sticks from the dollar store and disposable gloves. It was also suggested we provide candy and small prizes for the participants. The board was in favor and would like a separate email to be sent out about this event.

IX. Open Forum

a) Yvonne Nanasi (5012 Tumblehome Ave) – Resident is interested in assisting with road petition.

Yvonne asked the board to approve the road petition she drafted from a document Karley sent her. Yvonne has lobbying experience and would like to take charge of this project. She will gather residents to assist with collecting signatures. The collectors will meet with Yvonne & Karley in advance to review an elevator statement, drafted by Yvonne, and discuss responses to possible questions. After the signatures are collected, Yvonne would like the Board of Directors to go before the City Council to present our community's concern. Missy motioned to approve the petition, Jennifer seconded the motion, and all were in favor. The board agreed to take the issue up with the city in person. Other ideas discussed included:

- Add a box to check on the petition if the resident has previously contacted the city about road issues.
- Create a business card to hand out to residents that includes the contact information for the Lakes HOA, Whitefish Public Works and a QR code to direct them to the city's "Problem Reporter" on their website.
- Create a question-and-answer flyer.
- Create a letter from the board to the city and include photos of the roads in the packet of information to the city.

X. Adjournment – 12:30pm

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

Upcoming Meeting Schedule: 4/28/22 @ 9:30am, 5/26/22 @ 9:30am, 6/30/22 @ 9:30am and 7/21/22 @ 5:30pm (BOD Members to arrive at 5pm)