



Meeting Minutes

April 28, 2022, at 9:39am-11:02am

Location: Canoe Club

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: John Murrey

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

Attendees: Karley Connolly (HOA Manager)

I. Call to order (John)

II. Review and approval of meeting minutes: March 31, 2022

Missy 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) Annual Meeting & Potluck – Do we want to have a potluck after the annual meeting this year? Do we want a theme (ex: Western, Luau, Roots, Stick it (all food on a stick) ...etc.)? Board decided to have the potluck following the Annual Meeting. They would like to have a Western theme and provide pulled pork for the main dish. Residents to bring sides and deserts.

b) Ongoing Action Items (WIP):

a. Stormwater Drainage MOU with City – Sent draft on 3/3/22 to City (Karin Hilding, Angela Jacobs & Craig Workman) and copied our attorney, Lindsey.

b. 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.

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. Frequently Asked Questions & Community Survey – This is still a work in progress.

c) Newsletter Suggestions

a. Adopt-A-Tree Program Reminder

- b. Sidewalk Cost Share Reminder
 - c. Trees replaced in the fall with green bags need to be filled with water by the adjacent property owner May-Sept.
 - d. Annual Meeting & Potluck
 - e. Request for Board Nominees
- V. ARC Report (Karley)
- a) ARC member resignation and appointment
 - 1. Carl Spier submitted his letter of resignation on 4/12/22. Diane Kane has been serving as an alternate for several months now. The ARC recommends the BOD appoint Diane as a voting member of the ARC.
 John motioned to approve the appointment of Diane Kane to the ARC. Missy seconded the motion, and all were in favor.
- VI. Financial Report (Missy/Jennifer) – Financials were reviewed and found to be in good standing.
- VII. Old Business
- a) LRV Ad-HOC Committee Update – Committee is still working out the details. They will have a report by the next BOD Meeting.
 - b) Road Petition Update
 - 1. Emailed petition to owners on 4/22/22.
 - i. Ideas generated from the email:
 - 1. Invite Mayor and council members to tour the areas and meet with homeowners.
 - 2. Pay property taxes “Under Protest”. May need legal guidance. See Montana Code.
 - 2. Volunteers started collecting signatures last weekend. They have until 5/9/22 to return their packets.
 - 3. Form a formal Ad-Hoc committee and invite owners to participate.
 Missy motioned to approve the formation of a Road Petition Ad-Hoc committee. This will be a great way to cultivate ideas and formulate a good plan of action. Committee will make recommendations and report the Board. Lela seconded the motion, and all were in favor.
- VIII. New Business - None
- IX. Open Forum
- a) Dog Station Signs – Owner request to add phone # to report loose dogs. Kaley suggests adding a sticker.
 The Board agreed to add a sticker to the dog stations with the phone #.
 - b) Seal Coat Driveways – Owner requested HOA ask other owners if they are interested in having their driveways seal coated this summer. Then have HOA manager engage with a contractor to see if they can get a discount. Is this something the HOA would like Karley to do?
 The Board would be ok with adding a solicitation to residents in a newsletter but the coordination and contact on the project would need to be done by a resident, not Karley.
 - c) Community Survey – Owner suggested sending out a general HOA survey. Karley created a draft for Board review.
 The Board determined a survey would not be of value at this time. They will take it into consideration at a later date.
- X. Adjournment
- XI. *Executive Discussion*
- a) Summer Employee: Review Labor Rates & Strategies for Attracting Candidates
 - 1. Board reviewed rates and is ok with sticking with the previously decided amount. The Board is open to a bonus option at the end of the season.

2. Board would like to try a direct hire, as well as, through a temp agency.
3. Board discussed options for advertising for candidates: community newsletter, contacting local schools, Craigslist, Facebook, and newspaper.

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