



Meeting Minutes

May 26, 2022, at 10:10am-11:49am

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), Bert Wheeler (5049 Flatwater Dr), Yvonne Nanasi (5012 Tumblehome Ave)

- I. Call to order (John) – 10:10am
- II. Review and approval of meeting minutes: April 28, 2022
Missy motioned to approve the minutes as presented. Jennifer seconded the motion, and all were in favor.
- III. Maintenance Report (Tom) - NONE
- IV. HOA Manager Report (Karley)
 - a) Annual Meeting & Potluck – Western Theme
 - b) Ongoing Action Items (WIP):
 1. Dog Signs – Still working on stickers with phone number to report violations. Tom found old lot number signs and though we could repurpose them to add signs along the Kallner path to leash dogs.
The Board is ok with adding one two-sided sign to the middle of the path reminding people to leash their pets. They would like to site the city ordinance.
 2. Stormwater Drainage MOU with City – Sent draft on 3/3/22 to City (Karin Hilding, Angela Jacobs & Craig Workman) and copied our attorney, Lindsey.
 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. Request for board nominations.
 2. Resident reminder to keep fertilizers out of pond by keeping native shoreline and small beaches.

3. Looking for seasonal maintenance help.
4. Leash reminder.
5. Dark Sky reminder.
6. Trees replaced in the fall with green bags need to be filled with water by the adjacent property owner May-Sept.
7. Annual Meeting & Potluck 7/21/22

V. ARC Report (Karley)

a) Status Update on Builds

1. Upcoming Builds (2)
2. Builds in Process (17)
 - 1) Village Lot #72 – (Remodel) – ARC approved submission. Next step Pre-Construction meeting.
 - 2) Village Lot #81 – Under Construction. Next step Window & Framing Review.
 - 3) Lakes Lot #6 – Under Construction. Next step Window & Framing Review.
 - 4) Lakes Lot #14 – Under Construction. Next step Footing Review.
 - 5) Lakes Lot #24 – Under Construction. Next step Trim, Siding & Masonry Review.
 - 6) Village Lot #61 – Under Construction. Next step Final Review.
 - 7) Lakes Lot #20 – Under Construction. Next step Trim, Siding & Masonry Review.
 - 8) Red Eagle Lot #11- Under Construction. Next step Final Review.
 - 9) Village Lot #37 - Under Construction. Next step Trim, Siding & Masonry Review.
 - 10) Lakes Lot #16 – Under Construction. Next Final Review.
 - 11) Red Eagle Lot #15 – Under Construction. Next step Trim, Siding & Masonry Review.
 - 12) Village Lot #50 – Under Construction. Next step Final Review.
 - 13) Lakes Lot #28 – Under construction. Next Final Review.
 - 14) Red Eagle #19 – Under construction. Next step Final Review.
 - 15) Lakes Lot #42 – Under Construction. Next step Final Review.
 - 16) Lakes Lot #56 - (Remodel) – Under Construction. Next step Final Review.
 - 17) Cottage #48 – Home ready for third final review. Partial deposit held.
 - 18) Red Eagle #7 – Under Construction. Landscape review & rear patio pillar inspection outstanding. Next step Final Review.
3. Completed Builds (0)
4. Exterior Modifications (0)

VI. Financial Report (Missy/Jennifer) – The Board reviewed the financial statements and found them to be in good standing.

VII. Old Business

a) LRV Ad-HOC Committee Update

It has been VERY challenging to be mindful of existing home aesthetics and inclusive of current design preferences when our community development has spanned two decades. Missy and Jennifer met with the ARC to discuss their recommendations. They appreciated hearing the ARC's process for making decisions about color. Missy and Jennifer feel there has been a shift in desired design aesthetic, validated by recent build submissions. They believe the HOA must evolve to meet the needs of today's owners by allowing a more leeway when it comes to suitable colors in our development. Missy and Jennifer recommend the Board approve the following change to the Section 4.5 Exterior Colors in the ARC Guidelines (black=existing & red=change):

4.5 EXTERIOR COLORS

The exterior colors of all the buildings and structures must be submitted with the application to the ARC. The samples of the colors must be provided on the materials on which they will be applied, and the colors and material finishes must be specified on the plans submitted to the ARC. Earth tone colors shall be encouraged. ~~but the~~

~~ARC will also consider the color schemes consistent with “Old Town Whitefish”.~~ Exterior colors of neighboring structures will be considered by the ARC to help ensure the integrity of the neighborhood. Homes must have three contrasting colors and are subject to the approval of the Architectural Review Committee. **The main body color of a residence shall be of a light reflective value (LRV) between 10%-75%. Secondary colors shall be 15% (+/-) of the main body color.** The use of masonry as a 4-sided architectural feature may count as one color. **All colors are subject to ARC approval.** If the colors on an existing residence are outside of the approved color range, the residence may be repainted the same color. However, color changes on an existing home will require ARC approval and must comply with the above LRV range.

Lela motioned to approve the above changes. Missy seconded the motion, and all were in favor.

- b) Road Petition Update & Committee Recommendations – The Board was provided the minutes from the two Road Petition Committee (RPC) meetings for review. RPC members: Bert Wheeler and Yvonne Nanasi, attended the meeting and presented the Board with an update on the committee’s meeting with Whitefish Councilman Giuseppe Caltabiano, general discussions and actions. The RPC recommends the board assign a Board Liaison to the RPC for direct communication, quicker response and to present a united front. The RPC recommends a member of the RPC, Karley and a Board Member meet with the Public Works Director Craig Workman to gather more information and gauge their level of engagement in the issue. The RPC would like the Board to keep the community up to date on the progress of the petition via the newsletter or email.

John Murrey expressed the Board’s gratitude for the RPC’s work thus far. John volunteered to meet with Craig Workman and be the Board Liaison until his term is up in July. The Board is engaged in this process and wants to offer the necessary support to successfully achieve resolution with the city.

- c) Reserve Study – Consider update to accurately reflect rising costs. The board reviewed the reserve update estimate. They would like to know if new components can be added without a site visit. Vendor will be contacted.
- d) Seasonal Employee – We have received no response to advertisements for seasonal help. The Board approved via email 5/17/22 to engage with a contractor to help with mowing and weed trimming the boulevards.

VIII. New Business

- a) Request for Property Tax Cap Petition – The Board is ok if an individual owner wants to take up this initiative, but they do not believe the HOA should get directly involved.

IX. Open Forum - None

X. Adjournment – 11:49pm

XI. Executive Discussion

- a) Employee Review – Thomas Miller

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