



Meeting Minutes

June 29, 2022, at 9:05am-11:20am

Location: Canoe Club

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: John Murrey

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

Attendees: Karley Connolly (HOA Manager)

- I. Call to order (John) – 9:05am
- II. Review and approval of meeting minutes: May 26, 2022
Shea 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) Annual Meeting & Potluck
 1. Ordered 50lbs pulled pork from Ed McGrew's BBQ.
 2. Do we want to have it outside again this year? – *Yes, the BOD would like to hold the meeting outside (weather permitting)*
 - b) Ongoing Action Items (WIP):
 1. Dog Signs – Stickers and signs have been picked up. Waiting for Tom to install.
 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. In an unrelated encounter with Karin & Craig on 4/29/22, Karin said they are working on the agreement.
 3. Sidewalk Notices –Received word from a resident, who spoke to the city, that the worst sidewalk at 3011 River Lakes Drive is currently being replaced. 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. Frequently Asked Questions & Community Survey – This is still a work in progress.
 - c) Newsletter Suggestions
 1. Petition Update – Update residents on the progress.
- V. ARC Report (Karley)
 - a) Status Update on Builds
 1. Upcoming Builds (2)
 2. Builds in Process (18)

- i. Village Lot #34 – Conditionally Approved. Next step Pre-Construction meeting.
- ii. Village Lot #72 – (Remodel) – ARC approved submission. Next step Pre-Construction meeting.
- iii. Village Lot #81 – Under Construction. Next step Window & Framing Review.
 - 1. Lakes Lot #6 – Under Construction. Next step Window & Framing Review.
- iv. Lakes Lot #14 – Under Construction. Next step Footing Review.
- 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 Final Review.
- ix. Village Lot #37 - Under Construction. Next step Trim, Siding & Masonry Review.
- x. Lakes Lot #16 – Under Construction. Next Final 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 Final Review.
- xiv. Red Eagle #19 – Under construction. Next step Final Review.
- xv. Lakes Lot #42 – Under Construction. Next step Final Review.
- xvi. Lakes Lot #56 - (Remodel) – Under Construction. Next step Final Review.
- xvii. Red Eagle #7 – Under Construction. Next step Final Review.
- 3. Completed Builds (1)
 - i. Cottage Lot #48 Final Approval 6/8/22
- 4. Exterior Modifications (1)
 - i. 5098 Portage Way - Fence

VI. Financial Report (Missy/Jennifer) – [The Board reviewed the financials and found them to be in good standing.](#)

VII. Old Business

a) Ad-Hoc Road Petition Committee - Update & Recommendations

- 1. Meetings – The RPC has been meeting every Monday at 5:15pm since 5/16/22.
- 2. Signature Collection
 - i. 167 properties of 203 (81.8%) in the Lakes have submitted signed petitions.
 - ii. 89.9% of the homes in the Lakes (143/159) signed the petition.
 - iii. 53.3% of lot owners in the lakes (24/45) signed the petition.
 - iv. 243 individuals have signed the petition. This includes individual property owners and tenants (Qty 24).
 - v. 36 properties have not replied. 20 of these are lot owners & 16 are homes.
- 3. Committee Action
 - i. RPC Meet 6/8/22 with Craig Workman (Public Works Director)
 - 1. John Murrey, Lakes HOA Board President, conveyed the concerns our residents and property owners in Lakes Master HOA have for the safety of the roads.
 - 2. Craig acknowledged the City of Whitefish, and the Public Works Department are aware of the deteriorating state of the roads in this subdivision, with some areas being worse than others.
 - 3. Craig informed the group about the Public Works Department process for rating the road throughout the city every other year to assist the department in prioritizing repairs.
 - 4. Craig believes the solution for repairing the roads is to dig up 12-14inches, lay down fabric to keep the finer soils from encouraging into the base layer, put down a more robust 3in minus base layer, and then repave. He believes the entire subdivision needs to be repaved. Some areas may require additional attention, but it will need to be assess at the time of construction.

5. Craig suggested creating and Special Improvement District (SID) and asking the City to do a 50/50 cost share with the adjacent property owners, based on street frontage.
 6. Craig was asked about other funding options, such as: Resort Tax or Marijuana Tax. Craig indicated the resort tax is for upgrades only, but it will change in 2025, allowing for expanded funding options. Craig is not aware of the uses for Marijuana Tax.
 7. Craig indicated the City would fund repair/reconstruction of River Lakes Parkway, as well as the intersections of River Lakes Drive (at T-intersection) and Tumblehome Ave/Portage Way.
 8. Craig recognizes the extreme safety hazards posed at the two above mentioned intersections. He plans to fix them this summer.
 9. Craig recommends the HOA bring the collected petitions before City Council at an upcoming meeting.
 10. When Craig was asked about our strategy moving forward, he recommended we not engage with individual council members but rather go straight to presenting our concerns to the entire council at one of their meetings
- ii. RPC is working on inviting Dana Smith, City Manager, to speak with the committee about the roads and to tour the community.
 - iii. Petition Submission to City Council
 1. Submission Letter (Draft for Review) – RPC crafted a letter for the BOD to submit along with the petitions.
The Board reviewed the letter, made a couple of small adjustments, and approved it.
 2. Power Point Presentation – The RPC created a presentation with a video to provide to the council members. The video was shared with Crag Workman and will be presented to Dana Smith.
The Board liked the presentation and would like to submit the slides with the petition packet to the city.
 - a. Presentation includes photos, video, a copy of the petition, petition comments from residents, summary of petitions results, and a request for action.
 - iv. Council Meeting – Targeting to be on the 7/18/22 City Council meeting agenda. It is unclear if our submission will make the agenda. We will only know a few days prior to the meeting.
 1. RPC is crafting statements community members can use when addressing the Council.
4. Future Action Items (Options)
 - i. Involve Other Community Members
 - ii. Get legal counsel from HOA attorney.
 - iii. Pay Property Taxes in Protest – A last resort if met with opposition from the city.
 - iv. Contact local media outlets to run a story on the poor road conditions.
 - b) Reserve Study – Components may be added without site visit but the details (description, size, age, etc.) must be provided.
The Board decided to table this until after the busy summer season.

VIII. New Business

- a) 4056 Red Eagle Dr – Owner concerned about weed control.
The Board appreciated the information the owner provided and will work on getting the weeds under control on the islands. However, it will be a process and asks for residents to be patient.
- b) Emergency Preparedness Plan
The Board decided to table this until after the busy summer season.

IX. Open Forum

- a) Jennifer Harrell expressed concern for how long the grasses on the empty lots have been allowed to grow. She recommended the board increase the number of times the lot owners need to mow each season from two times to three.

John motioned to change the mowing policy for vacant lots to three times per season, but it will not go into effect until the 2023 season. Jennifer seconded the motion, and all were in favor.

X. Adjournment – 11:20am

XI. *Executive Discussion*

- a) 3002 River Lakes Drive Dogs at Large – Letter to be sent.

Upcoming Meeting Schedule: Meeting annual meeting prep will take place on Wednesday July 6th at 10:30am. 7/21/22 Annual Owners Meeting @ 5:30pm (Board Members to arrive at 5pm)