



Meeting Minutes

February 9th, 2023, at 10am

Location: Canoe Club Media Room

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: Missy Jonson

Board Members: Jennifer Harrell, Missy Jonson (President), Ted Muhlner (Secretary/Treasurer)
and Lela Newey (Not In Attendance) Gretchen Mason (Monterra Representative)

Attendees: Maggie Penner (HOA Manager)

I. Call to Order (Missy) 10:10am

II. Review and approval of meeting minutes: 01/05/2023

Jen motioned to approve the minutes. Gretchen seconded the motion. All were in favor.

III. ARC Report – None

IV. Maintenance Report – (Tom)

Maintenance Request and Proposals.

New canvas cover for the Walker Snow Cab.

- At the end of last winter, I was able to purchase a snow cab for our walker mower. (\$200) (A new snow cab MSRP is \$3015.) The cab had been stored outside causing the canvas to withstand UV damage. Karley and I thought the price was low enough to benefit to having it.
- This winter allowed the opportunity to see if we should have a new canvas cover. Before having the snow cab, even with heavy gloves on, my fingers would become painfully cold. The snow cab traps in heat, allowing for times where I have had to take off my gloves and unzip my jacket. The true test came when the artic blast hit, and I was able to clear the sidewalks in single digits below zero with wind chills dipping to -25. Before having the snow, cab this would have been impossible without risking frost bite and hypothermia.
- I propose we buy a new cover for the snow cab. The cover can be ordered for \$1085 plus shipping from propartsdirect.net. If the snow cab is stored out of direct sunlight the canvas cover will have a life of 15 - 20 years.
The Board would like to see photos of the current cab cover to see if this can be repaired. They would also like to look at our reserve study to verify the longevity of the current vehicle before approving the purchase.

Build a storage cabinet in the boat storage area. It would be a two-section cabinet where each section would be accessed from adjacent sides. The construction would be like the

other cabinet I built. One section being 8' x 6' x 3'. The other section would be 8' x 3' x 2'. The overall dimensions would be 8' x 8' x 3'. The cost to build is around \$250.

The Board approved the construction and purchase of the proposed cabinet in the boathouse.

V. Manager Report (Maggie)

- 1) Monterra CPR Class –
 - a. 2nd Week of April. \$100 dollars per person – Includes CPR / AED Cert for adults and children.

The Board would like to share this information with the community. Maggie and Tom will recertify for CPR & AED.

- 2) City of Whitefish Impact Fees
 - a. Paul Gillman – Author of SB 142
- 3) Holiday Décor – Policy reminder to residents and review
- 4) Liability Release – Feedback from Residents

The Board would like the maintenance manager to inventory signs in the neighborhood

- 5) Summer Employment – Maintenance
 - a. Craigslist Job Posting – One spam call. No traction on hiring
 - b. Facebook – No Applicants
 - c. Indeed – Not Posted
 - d. CoolWorks - Not Posted
 - e. Aaron Besser – No Update
 - f. Cole Penner – PT Summer Mower
 - g. Gary Frey – Contract inquiry on 01/18/2023
- 6) 2023 meetings with key vendors – Attorney, Accountant, & Insurance Agent
- 7) Continuing Education – CMCA Cert. M-100 Course 03/02 & 03/03. Office Closed.
- 8) 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. In an unrelated encounter with Karin & Craig on 4/29/22, Karin said they are working on the agreement.
 - b. Sidewalk Notices – Follow-up notices will be sent out to property owners with adjacent sidewalks that still need to be repaired.
 - c. River Lakes Parkway Crosswalk @ Voyager – Will follow-up with the city in the spring.
 - 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 Smith Fields. No new update.
 - e. Frequently Asked Questions & Community Survey – This is still a work in progress.
 - f. Irrigation Leak Under Sidewalk Apron @ SE Corner of Voyager & Tumblehome
 - g. No update on any progress. Will plan on spring repair.
- 9) Newsletter Suggestions
 - a. Holiday Décor Reminder
 - b. Fire Hazards Safety Reminder
 - c. Holiday Party Feedback

VI. Financial Report (Ted)

The Board reviewed the financial statements and found them to be in good standing.

VII. Old Business

- a. Financial Management Policy Final Approval
- b. Kallner Lane Resident Follow Up
- c. Road Petition Committee – Future meetings, action, and review of recent publicity.
- d. Co - Secretary/ Treasurer

- VIII. New Business
 - a. Kallner Lane Resident Meeting
 - b. QuickBooks Update Cost - \$799 yearly / Outsource Tax Docs Fee - approx. \$100.00-\$150.00 yearly.
[ABS will continue to process 1099's yearly to avoid additional operating costs.](#)
 - c. RPC – New Attorney Hire, Infrastructure Grant, Crosswalks, Stop Sign on Voyager
 - d. Music School Q&A for Lakes Residents
[The Board would like a Q&A for the community at the next meeting. Details TBD.](#)
 - e. Reserve Study Schedule – [Tabled until next meeting.](#)
 - f. Aggressive Dog Action Plan – [Tabled until next meeting.](#)
- IX. Open Forum
- X. Adjournment – 11:15am
- XI. *Executive Discussion*

Upcoming Meeting Schedule: March 16th @ 10am