



## **Meeting Minutes**

**June 8th, 2023, at 9am**

**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, Gretchen Mason (Monterra Representative)

Attendees: Maggie Penner (HOA Manager)

- I. Call to Order (Missy) – 9:01am
- II. Review and approval of meeting minutes: 05/04/2023  
*Missy motioned to approve the meeting minutes. Jen seconded the motion. All were in favor.*
- III. ARC Report – None
- IV. Maintenance Report – None
- V. Manager Report (Maggie)
  - a) Community Reminder Email –
    - a. Email to go out to all residents with reminders on parking policy, boat & trailer reminders, and trash can policy.
  - b) Mountain & Meadow Landscape Consultation –
    - a. Mel will be here Friday June 9<sup>th</sup> to give us recommendations on shrub maintenance & rehabilitation.
    - b. Long term plan needed for RLD mailbox garden bed.
    - c. Hot spring weather caused extremely dry conditions for growth.
  - c) Pond Treatment
    - a. Tom treated the pond on Wednesday May 10<sup>th</sup>. Our treatment for the pond lasts 21 days before fully dissolving.
    - b. Cannot irrigate during the 21 day period. Open discussion on moving to different floride that will break down faster allowing irrigation to start earlier in the season.  
*The Board will review other options if dry spring weather continues to happen in the future.*
  - d) Road Petition Committee
    - a. Both intersection repairs have been completed.
    - b. Overlay on River Lakes Parkway will happen in the near future. The city will build up the road to allow proper drainage.
  - e) High Interest Savings Options
    - a. No new updated on savings options for the reserve and money market accounts.
    - b. Not recommended to change accounts at this time with ARC deposits.

Ongoing Action Items (WIP):

- c. 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.
- d. Sidewalk Notices – Follow-up notices will be sent out to property owners with adjacent sidewalks that still need to be repaired.
- e. River Lakes Parkway Crosswalk @ Voyager – Will follow-up with the city in the spring.
- f. 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.
- g. Frequently Asked Questions & Community Survey – This is still a work in progress.
- h. Utility Box Repair – Open ticket with Century Link. Continuing to follow up.

VI. Financial Report (Ted)

The Board will review the April Financials Statements at the next meeting.

VII. Old Business

- a. Crosswalk & Stop Sign Update – Jen
- b. Board Resolution – Policy Enforcement Review & Fine Schedule
- c. Hourly Call Back Policy

VIII. New Business

- a. Long Term Cattail Treatment Plan  
The Board will look into long-term treatment of areas that need it. The maintenance team will assist in keeping them under control as a short-term solution.
- b. Leash Policy Enforcement Discussion  
The Board asks that the manager include information on reporting violations to Flathead Animal Control in the upcoming newsletter as they work toward a long term solution.
- c. Additional TH Rocks  
Once verified who is responsible for the rocks in front of the townhomes, The Board will decide on adding rocks.
- d. PWK Water Rights  
The manager will look into where the water rights left off and schedule a meeting with the HOA attorney.
- e. Beautify the Lakes (Clean the Fish) Planting/ Weeding Weekend  
Next spring the manager will set up days for HOA members to volunteer and spruce up garden beds around the neighborhood.
- f. Neighborhood Security Follow Up  
The Board would like to review an updated proposal from Talos security at the next meeting.

IX. Open Forum

X. Adjournment

XI. *Executive Discussion*

Upcoming Meeting Schedule: July 26th @ 9am