



## ***Meeting Minutes***

**July 26th, 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, Dorothy VanGeison (Monterra Representative)

Attendees: Maggie Penner (HOA Manager)

- I. Call to Order (Missy) – 9:01am
- II. Review and approval of meeting minutes: 06/08/2023  
*Missy motioned to approve the minutes. Ted seconded the motion. All were in favor.*
- III. ARC Report (Bill)
  - a. What is the penalty for non-compliance to the Guidelines when we do not have a deposit? For example, unapproved Exterior Modifications.  
*Since we do not have a policy, the Board asked the ARC to come up with one.*
  - b. The ARC would like to add a gutter requirement to the Guidelines since they are necessary in Montana and the CCR references the downspouts and not the gutter.  
*The Board approved this request.*
  - c. The ARC would like to add updated language to the Village Guidelines to cover painting both townhomes and garages at the same time.  
*The Board approved this request.*
  - d. The ARC would like to update the LVR limit from 75 to 65.  
*The Board did not approve and wanted more time to review previous research.*
  - e. Our contract Landscape Architect requested an increase in her review fees from \$90 to \$100. The ARC suggested that the Landscape review fee be increased to \$125 based on her excellent work with the ARC, Builders, and Homeowners.  
*The Board approved this request.*
- IV. Maintenance Report – None
- V. Manager Report (Maggie)

- a) Community Reminder Email –
  - a. Postponed due to inconsistency and needing parking regulation clarification.
- b) HOA Landscaping –
  - a. Currently talking with various companies to take on Lakes HOA & CC Landscaping
  - b. Stillwater Landscape
  - c. May Landscaping
  - d. Neighborhood Recommendations?
- c) Road Petition Committee
  - a. No future planning after overlay.
  - b. Future repairs possible in 2025.
  - c. No update on crosswalks.
- d) Storm Drainage MOU with City –
  - a. Received email from Karin Hilding stating the alleyways are the HOA responsibility. Karley believes this is incorrect. Table conversation to next meeting.
- e) Annual Yard Sale –
  - a. Review Feedback / Advertising
  - b. 2024 Planning/Ideas

The annual yard sale will be moved to a different weekend in July to avoid Under the Big Sky weekend.

Ongoing Action Items (WIP):

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

VI. Financial Report (Ted)

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

VII. Old Business

- a. Long Term Cattail Treatment Plan
  - b. Leash Policy Enforcement Discussion
  - c. Additional TH Rocks
- Rocks were placed in front of the townhouses in July
- d. PWK Water Rights
  - e. Beautify the Lakes (Clean the Fish) Planting/ Weeding Weekend

VIII. New Business

- a. PWK Water Rights Summary
- Our attorney will send us recommendations for a water rights lawyer before moving forward.
- b. Parking Rules & Regulations Review
- Our attorney is working on our rules and regulations verbiage to better clarify the parking rules in the community.
- c. Leash Policy – Follow up.
- Stencils will be ordered to paint leash requirements on the pathway by Kallner Lane.
- d. Pickleball Courts -Noise Study

The pickleball courts are not on HOA property and we have no jurisdiction over this. Concerned residents should contact The City of Whitefish.

e. Noxious Weed Treatment

The manager will set up annual treatment with our vendor to prevent noxious weed growth on the islands.

f. Irrigation Plan

The board will review the irrigation budget for 2024 this fall.

IX. Open Forum

X. Adjournment - 12:39pm

XI. *Executive Discussion*

Upcoming Meeting Schedule: August 29th @ 11am