



Meeting Minutes

October 12th, 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 Bert Wheeler, Dorothy Van Geison (Monterra Representative)

Attendees: Maggie Penner (HOA Manager)

- I. Call to Order (Missy) 9:04am
- II. Review and approval of meeting minutes: 08/29/23, Annual Meeting Packet
[8/29/23 – Missy motioned to approve the minutes; Jen seconded the motion. All were in favor.](#)
[Annual Meeting Packet – Ted motioned to approve the annual meeting minutes. Bert seconded the motion. All were in favor.](#)
- III. ARC Report – None
- IV. Maintenance Report – None
- V. Manager Report (Maggie)
 - a) Pond Fishing License Requirements
[The Board asks that the manager include the details for this topic in the upcoming newsletter.](#)
 - b) Car Rentals
 - a. Member reported that their neighbor is renting their vehicles.
There are no restrictions in the Omnibus, CC&R's and Rules and Regulations that prohibit this.
[The Board asks that the manager include business operation restrictions in the upcoming newsletter.](#)
 - c) Brushhogging
 - a. We have not had the third brushhogging mow scheduled due to dry conditions.
 - b. Does the BOD want to continue with 3 lot mows per season?
[The Board will continue with 3 lot mows per season.](#)
 - d) Noise Concern
 - a. Review email from homeowner on noise concerns for the neighborhood.
 - e) Leash Stencil
 - a. Original stencil was discontinued. Quote from Kalispell Copy is \$274.25. Working with Monterra and Fast Signs to find a more cost effective solution.
[The Board asks that the manager work with Fast Signs to install tamper free signage for the pathway along Kallner Lane.](#)

- f) Glacier Bank Annual Review
 - a. Removed inactive accounts for Karley Connolly and John Murray.
 - b. Increased quarterly dues access to \$50,000 from \$40,000
 - c. Added Missy Johnson as admin and ACH approver.
 - d. Online access for payroll accounts remained the same at \$10,000.
- g) Continuous Lot
 - a. ARC verified the continuous lots guideline with builder on River Lakes Dr.
 - 1. Lakes 10 & 11.

The manager will meet with the ARC to discuss further clarification on this matter.

Ongoing Action Items (WIP):

- b. High Interest Savings Options
 - a. Sidewalk Notices – Follow-up notices will be sent out to property owners with adjacent sidewalks that still need to be repaired.
 - b. 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.
 - c. Frequently Asked Questions & Community Survey – This is still a work in progress.
 - d. 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.

High Interest Savings – After discussing in detail, Ted motioned that we move the majority of our reserves to a high interest account with Fidelity. The HOA will keep a portion of the reserves account with Whitefish Credit Union. Bert seconded the motion. All were in favor.

VII. Old Business

- a. Attorney Interview
- b. Reserve Study Q&A
- c. Landscaping Fine Schedule
- d. Storm Drain MOU

VIII. New Business

- a. Review Engagement Letters
 - i. Water Rights

Missy motioned to move forward with the water rights attorney, Ted seconded the motion. All were in favor.
 - ii. Storm Drain MOU

After reviewing the plat maps the Board has decided to not move forward with representation for the alley ways. Bert will continue working with the City on repairs to the damaged storm drains.
- b. Discuss long term HOA representation.

This has been tabled until November.
- c. Reserve Study Detailed Review

The Board asks that the manager review the reserve study and advise the board on required modifications.

IX. Open Forum – None

X. Adjournment – 10:52am

XI. Executive Discussion – Did not take place.

Upcoming Meeting Schedule: October 26th @ 11am