



Meeting Minutes

**February 15th, 2024, at 12 pm
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)
Bert Wheeler, Robert Confessore (Monterra Representative)

Attendees: Maggie Penner (HOA Manager), Jay Hewitt, Molly Smith, Dorothy VanGeison

- I. Call to Order (Missy) – 12:00 pm
- II. Review and approval of meeting minutes: 12/19/23.

The Board reviewed the minutes. Missy motioned to approve; Ted seconded the motion. All were in favor.

- III. ARC Report – None
- IV. Maintenance Report – (Tom)

Snow Removal:

- 1. As a precautionary I do not take the Walker (the yellow snowblower) out when it is double digits below zero. The hydraulic drive “freezes” up and could strand me.
- 2. With this last cold snap the Snow Cab proved itself well worth the investment. Not only does it keep the wind off the operator it also traps in a small amount of heat. - Thank you for approving the new fabric.
An additional benefit - it has lights to allow snow to blow while it is still dark.

Park Bench for Northern Lights Park:

There are several styles of park benches. Last fall we decided on doing a park bench and forgot to ask, “What style?” Here are four “types.”

Option 1. Plastic Frame end kit - Amazon
Price \$80 + wood and fasteners
Pros: Cost, Color (can be painted), Custom size,
Cons: Style, Plastic becomes brittle with age.



Option 2. Metal Frame Metal End Frame Kit - Amazon
 Price \$195 + Wood
 Pros: Color, Custom Size Metal frame
 Cons: Style, Potential Rust



Option 3 The Bench Factory
 Price \$568 + shipping
 Pros All metal is permanently fastened.
 Cons: Style, Price, Potential rust, Landscaping



Option 4 The Bench Factory
 Price \$528 + shipping
 Pros: Style, everything included, Multiple sizes
 Cons: Price Potential rust, Recycled plastic seat and back



Future Projects:

Finish Landscaping by Irrigation Controls,
 Refresh Landscaping by the Waterfall
 Re-do drip irrigation.

Work with the Contractor to Get Islands Sprayed for weeds.

The Board reviewed the park benches and option 2 will be installed this spring at Northern Lights Park. Picnic tables will be considered in the future. The manager will add this topic to the upcoming community survey.

V. Manager Report (Maggie)

- a) Fidelity Accounts – High Interest Savings
 - a. Board signatures pending. Additional board members are to be added.
 - b. Contacted our CPA on QuickBooks update for this transfer of funds. Will schedule once accounts are set up.
- b) ARC
 - a. 3020 River Lakes Drive plans submitted. Two possible submissions in February for builds on River Lakes Drive.
 - b. Work in progress – Fines for non-compliance with Exterior Modifications
 - c. A rule needs to be created for permanent lighting guidelines.
- c) Neighborhood Calendar 2024
 - a. Annual Garage Sale Dates – July 19th & 20th
 - b. Spring Cleaning / Planting Dates – TBD
 - c. Clean the Fish – TBD
 - d. Earth Day at The Lakes

Ongoing Action Items (WIP):

- a. 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.
- b. Community Survey - To be sent this spring to members.
- c. Spring Sidewalk Repair
 - 1. Planning to discuss sidewalk repair cost share with The City & Bert to nail down a more concrete date for sidewalk repair this summer.

2. Will Inform residents to apply so all work can be completed at one time in the community.
- d. Century Link Damaged Boxes
 1. River Lakes Drive residents passed on local supervisors' contact information.
 2. No calls returned yet. Will keep working on this as Century Link needs to take care of their utility boxes in our community.
- e. Leash Stencil
 1. The original stencil was discontinued. Quote from Kalispell Copy is \$274.25. Working with Monterra and Fast Signs to find a more cost-effective solution.
 2. Update: Work in progress. Will plan to have installed this spring.
 3. WFHS Art Class – The manager will reach out to see if they would want to paint on Kallner Path.
- e. Tenant Contact List
 1. Will email homeowners who have their property listed as a rental to update the HOA with the current tenant list.
 2. The 1st Quarter Newsletter will also remind owners if they rent their home, they need to notify the HOA and pass information to tenants.

VI. Financial Report (Ted)

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

VII. Old Business

- a. Monterra Reserve Contributions
- b. Crowley Fleck Engagement Letter
- c. Water Rights Action Plan

VIII. New Business

- a. Water Rights

The manager will ask our water rights attorney for a timeline on this project and get a call set up for an update on this topic.
- b. Lot 3 Discussion

The Board asked that the manager send another email reminder for the meeting with the hope of increasing the number of attendees.
- c. Permanent Lighting Rule

The manager will look at other HOAs rules and regulations for permanent lighting and work with the ARC on lighting rules.
- d. Violations – Trash Cans

The manager will send weekly reminders to members with trash cans out and include the exterior modification request form for those who would like to install a trash can screening.

IX. Open Forum

X. Adjournment

XI. *Executive Discussion*

Upcoming Meeting Schedule: March 14th @ 12pm