



## **Meeting Minutes**

**March 14th, 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)

- I. Call to Order (Missy) – 12:01pm
- II. Review and approval of meeting minutes: 2/15/24  
*Jen motioned to approve the minutes; Bert seconded the motion. All were in favor.*
- III. ARC Report -  
*The Board has appointed Julie Hankinson and Bill Sawtelle as ARC Alternate Members. Maggie Penner has taken on the role of ARC Coordinator.*
- IV. Maintenance Report – None
- V. Manager Report (Maggie)
  - a) Fidelity Accounts – High-Interest Savings
    - a. In process – Board signatures pending.
    - b. Contacted our CPA on QuickBooks update for this transfer of funds.
  - b) ARC
    - a. ARC Coordinator – Current work schedule –Lakes - Lot #9, Lot#4, Lot #10, Lot #15, Lot #45, Lot #4. Red Eagle – Lot #13, Cottages – Lot #31
    - b. Work in progress – Fines for non-compliance with Exterior Modifications
  - c) Neighborhood Calendar 2024
    - a. Annual Garage Sale Dates – July 19<sup>th</sup> & 20<sup>th</sup>
    - b. Clean the Fish – April 27<sup>th</sup>
    - c. Earth Day at The Lakes – April 22<sup>nd</sup>
  - d) Leash Stencil
    - a. Fast signs working on a new quote for sign and tamper-proof hardware for a spring installation.
  - e) Century Link Damaged Boxes
    - a. River Lakes Drive residents passed on local supervisors' contact information.
    - b. No calls returned yet. Will keep working on this as Century Link needs to take care of their utility boxes in our community.
    - c. Called again on 3/11/24. Called back and Century Link will send a tech out.
  - f) Spring Sidewalk Notification
    - a. Data will be gathered via photo documentation starting 3/18/24.

- b. Notifications to be sent out with 2<sup>nd</sup> quarter invoices.

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. Frequently Asked Questions & Community Survey – This is still a work in progress.
- c. Planning to discuss sidewalk repair cost share with The City & Bert to nail down a more concrete date for sidewalk repair this summer.
  - 1. Will Inform residents to apply so all work can be completed at one time in the community.
- c. 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. 1<sup>st</sup> 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. Water Rights
- b. Lot 3 Discussion
- c. Permanent Lighting Rule
- d. Violation Fines

VIII. New Business

- a. Water Rights / Attorney Fees  
The manager will follow up with the water rights attorney and copy the Board of Directors to acquire a timeline on the project.
- b. Monterra Contributions  
The Board will continue the discussion with Monterra as we look into the 2010 contributions agreement.
- c. Road Repair (Lakes / Monegan Discussion)  
The manager will write a newsletter article with information on how to report issues to the City. Residents are urged to report issues outside of our development to the City.
- d. Exterior Lighting Guidelines Review  
The Board will review the new permanent lighting guidelines in depth and will bring any modification proposals to the next meeting.

IX. Open Forum – None

X. Adjournment – 1:09pm

XI. *Executive Discussion – Did not take place.*

Upcoming Meeting Schedule: April 25th @ 11:30 am