



## **Meeting Minutes**

**April 25th, 2024, at 11:30 am**

**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) Janet Leishman

- I. Call to Order (Missy) 11:33am
- II. Review and approval of meeting minutes: 3/14/23.  

The Board reviewed the meeting minutes and Missy motioned to approve. Ted seconded the motion. All were in favor.
- III. ARC Report
  - a. Review ARC Appeal  

A Board member will attend the next ARC meeting to discuss a recent appeal.
- IV. Maintenance Report – (Tom)
- 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.
    - c. Update: Working to add Bert instead of Missy since her term is over in a few months. Bert would like to discuss details of these accounts.  

The manager will move forward with the applications and signers will be added after the account is set up.
  - b) ARC
    - a. ARC Coordinator - Work in progress – Fines for non-compliance with Exterior Modifications
    - b. Violation letters to go out ot residents at the end of the month.
  - c) 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. 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.

- d. No update since last conversation with Century Link.
- d) Spring Sidewalk Notification
  - a. Data will be gathered via photo documentation starting 3/18/24.
  - b. Update: Verified ownership for Townhouses with public works director. Notices will be sent to residents.
- e) Beautification
  - a. Tom has given the Highway 40 entrance a much needed face lift.
  - b. Angies Greenhouse is currently working on our planters for the HOA.
  - c. Maintenance team will be working on the entrance to River Lakes Drive this year.
- f) Noxious Weed Treatment
  - a. Went throughout neighborhood with Red Eagle resident who shared the problem areas that have not been sprayed.
  - b. Included additional weed spray in the 2024 budget and will have treatment of the islands and other areas scheduled this spring.
- g) Cattails
  - a. There are a few problem areas in the lake. Unfortunately the management method we used last summer didn't work well.
  - b. Working with Tom on a solution to thin a few areas where they have become thick.
  - c. May want to budget in the future to stay on top of these issues every 3-5 years.
- h) Review 4.16.24 Meeting Minutes for Glacier Bank
  - a. Add Bert Wheeler to all Glacier Bank accounts.
  - b. Allow Bert to set up the secondary approval account for our quarterly autopay.

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.
- 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. 2nd 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 / Attorney Fees
- b. Monterra Contributions
- c. Road Repair (Lakes / Monegan Discussion)
- d. Exterior Lighting Guidelines Review

VIII. New Business

- a. Water Rights Update
 

Our water rights attorney is working with PWK and will meet with the Board once an agreement is nearing completion. The timeline on completion is mid-June.
- b. Public Works Director Meeting Review
 

Bert and the manager met with the public works director for the City of Whitefish. The director took note of problem areas in the community and is working with the Board on repairing areas throughout the community. The first project will start in May or June to repair the bridge on River Lakes Drive.
- c. Monterra Contributions
 

The Monterra Representative has requested an executive session in the near future to discuss Monterras contributions.

- IX. Open Forum
- X. Adjournment – 12:54pm
- XI. *Executive Discussion*

Upcoming Meeting Schedule: May 21st @ 11:45am