



Meeting Agenda

May 21st, 2024, at 11:45 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)

- I. Call to Order (Missy) – 11:43 am
- II. Review and approval of meeting minutes: 4/25/24.
Missy motioned to approve the meeting minutes. Ted seconded the motion. All were in favor.
- III. ARC Report - None
- IV. Maintenance Report – None
- V. Manager Report (Maggie) –
 - a) Lot Mowing
 - a. Confirmed with vendors that rates are unchanged for the 2024 season.
 - b. Notice letters to go to residents this week.
 - c. First mow is scheduled for the first week of June.
 - d. First weed spray will take place the second week of June.
 - b) Lawn Treatment
 - a. TruGreen scheduled to come out 5/20 to treat boulevard areas.
 - b. Resident in townhome had concern with areas not being treated between rocks and sidewalk. Updated map has been given to vendor.
 - c) Spring Sidewalk Notification
 - a. Data will be gathered via photo documentation starting 3/18/24.
 - b. Verified ownership for Townhouses with public works director. Notices will be sent to residents.
 - c. Next step is confirmation of repair date.
 - d) 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.
 - c. Update: Working with vendor on area map for updated weed spray.

Ongoing Action Items (WIP):

- a. Tenant Contact List
 - i. Will email homeowners who have their property listed as a rental to update the HOA with the current tenant list.
 - ii. 3rd Quarter Newsletter will also remind owners if they rent their home they need to notify the HOA and pass information to tenants.
- b. Fidelity Accounts –
 - i. Contact information for fidelity was shared and is in the process of being set up.
 - ii. Contacted our CPA on QuickBooks update for this transfer of funds.
 - iii. 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.
- c. Century Link Damaged Boxes
 - i. River Lakes Drive residents passed on local supervisors' contact information.
 - ii. No calls returned yet. Will keep working on this. Century Link needs to take care of their utility boxes in our community.
 - iii. Called again on 3/11/24. Called back and Century Link will send a tech out.
 - iv. No update since last conversation with Century Link.
- d. Cattails
 - i. There are a few problem areas in the lake. Unfortunately the management method we used last summer didn't work well.
 - ii. Working with Tom on a solution to thin a few areas where they have become thick.
 - iii. May want to budget in the future to stay on top of these issues every 3-5 years.

VI. Financial Report – None

VII. Old Business

- a. Water Rights Update
- b. Public Works Director Meeting Review
- c. Monterra Contributions
- d. Exterior Lighting Guidelines Review

VIII. New Business

a. Construction Hours

The Board reviewed the working hours in the HOA & the Whitefish City Noise Ordinance. The Board voted to approve new working hours starting at 7am M-F year-round. Missy motioned to approve; Jen seconded the motion. All were in favor.

b. Monterra Contributions

IX. Open Forum

X. Adjournment

XI. *Executive Discussion – Took place*

Upcoming Meeting Schedule: July 16th @ 1pm