



Meeting Minutes

July 16th, 2024, at 1:00 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) – 1:03pm

II. Review and approval of meeting minutes: 5/21/24.

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

III. ARC Report (Maggie)

I. Current Builds

- i. Lakes Lot 4 – North Valley Construction
- ii. Lakes Lot 11 – James Lee Construction
- iii. Lakes Lot 15 – Big Mountain Builders
- iv. Lakes Lot 45 – General One Contractors
- v. Lakes Lot 52- J&F Construction

II. Upcoming Builds

- i. Lakes Lot 57
- ii. Lakes Lot 10
- iii. Lakes Lot 9
- iv. Red Eagle 17

III. Exterior Modifications

- i. Landscape Installation - Lakes Lot 56
- ii. Landscape Installation – Lakes Lot 42

IV. Completed Homes

- i. Lakes Lot 43

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.
- e. UPDATE: Second mow scheduled for late July.

- 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. UPDATE: Met with new vendor (Montana Spray Service) for new bid. \$1600 per spray x 4 each year. Herbicide and fertilizer treatment.
- 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. UPDATE: Waiting on future repair date confirmation.
- d) Annual Garage Sale
 - a. 17 Homes Signed Up
 - b. Garage sale will run 9am-3pm Friday 7/19 & 7/20.
 - c. Ads In Daily Interlake, Online Yard Sale Groups & Mountain Trader
 - d. Balloons and Maps available on Friday.
- e) Call for Board Members
 - a. Cory Mehl, Janet Leishman, Carrie Jacobs, and Michael Oaks interested.
 - b. Waiting on letter and picture for all interested for official ballot.
- f) Boat & Trailer Violations –
 - a. Notices have been posted.
 - b. 2 boats still unremoved after multiple warnings.
 - c. Will contact whitefish PD since owners are unknown for additional support.
 - d. Monterra Boats on Portage Way/ Tumblehome.

Ongoing Action Items (WIP):

- i. Fidelity Accounts –
 - 1. Contact information for fidelity was shared and is in the process of being set up.
 - 2. Contacted our CPA on QuickBooks update for this transfer of funds.
 - 3. 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.
 - 4. UPDATE: Application submitted and being reviewed. Sent back for corrections and will resubmit.
- ii. 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. Century Link needs to take care of their utility boxes in our community.
 - 3. Called again on 3/11/24. Called back and Century Link will send a tech out.
 - 4. No update since last conversation with Century Link.
- iii. Cattails
 - 1. There are a few problem areas in the lake. Unfortunately the management method we used last summer didn't work well.
 - 2. Working with Tom on a solution to thin a few areas where they have become thick.
 - 3. May want to budget in the future to stay on top of these issues every 3-5 years.

VI. Financial Report (Ted)

The Board reviewed the financial statements for April & May and found them to be in good standing.

VII. Old Business

- a. Construction Hours
- b. Monterra Contributions

VIII. New Business

a. Water Rights Discussion

The Board discussed the current status of the water rights agreement and would like to move forward with the co-ownership agreement. Next steps is reviewing agreement with the attorney.

b. Sidewalk Apron Replacement

The HOA will be repairing sidewalk aprons throughout the community but needs to determine the cost sharing agreement with the City before finalizing.

IX. Open Forum

X. Adjournment – 2:27pm

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

Upcoming Meeting Schedule: August 29th @ 5pm