



Meeting Minutes

April 1st, 2025, at 1:00 pm

Location: Canoe Club Media Room

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: Maggie Penner

Board Members: Ted Muhlnert (President) Carrie Jacobs (Secretary/Treasurer), Janet Leishman,
Bert Wheeler, Robert Confessore - Monterra Representative (Not Present)

Attendees: Maggie Penner (HOA Manager), Dorothy VanGieson (Monterra Manager)

- I. Call to Order (Ted) – 1:04pm
- II. Review and approval of meeting minutes: 3/3/25

The Board reviewed the minutes; Bert motioned to approve. Ted seconded the motion and all were in favor.
- III. ARC Report – See manager report
- IV. Maintenance Report (None)
- V. Manager Report (Maggie)
 - a) Beneficial Owner Filing – Still on standby.
 - b) Architectural Review Committee – Current Build Status
 - a. Lot 4 RLD – Trim Siding Masonry / Final Review
 - b. Lot 10 – Pre Construction Meeting / Landscape Pending
 - a. Breaking ground in April
 - c. Lot 11 RLD – Trim Siding Masonry / Landscape Pending
 - d. Lot 15 RLD – Trim Siding Masonry/ Landscape Pending
 - e. Lot 22 RLD – Pre Design Meeting
 - a. Next step is pre-construction.
 - f. Lot 45 RLD – Final Review
 - g. Lot 52 RLD – Trim Siding Masonry / Landscape Pending
 - a. Landscape Plan Approved
 - h. Lot 14 Red Eagle – Pre Construction Meeting
 - a. Breaking ground April 2025.
 - i. Lot 17 Red Eagle – Pre Construction Meeting
 - a. Next step is final approval.
 - j. Lot 32 Flatwater – Pre Construction Meeting
 - k. Lot 31 Portage – Pre Construction Meeting
 - a. Pre construction scheduled. Breaking ground April 2025.
 - l. Lot 62 Tumblehome – Design Approval Pending
 - c) Fidelity Accounts –

- a. Submitted account info rejected. The representative stated the application was outdated.
- b. Recommend keeping with WFCU and trying a 4-month CD for The Lakes at 4.25%.
- c. If all goes well work on cycling these on a month-to-month basis.

The Board would like the manager and the treasurer to make a recommendation at the next meeting.

- d) Landscape Plans –
 - a. Review landscape bid from Columbia View Landscape.
 - b. M&M Landscape booked out through 2025.
 - c. Review photos of mailbox landscape, Red Eagle, and other beds.

The manager received a bid from Sprouts Lawncare to add mulch in all beds throughout the neighborhood. Bert motioned to approve. Janet seconded the motion. All were in favor.

- e) Taxes
 - a. No update from JCCS. Submitted in February.

Taxes completed and submitted for 2024.
- f) Brushhogging & Weed Spray
 - a. Working on finalizing prices for 2025.
 - b. Will send out Opt-In form in May.
 - c. Typically service begins end of May/ early June.
- g) HOA Yardsale Dates
 - a. Typically 3rd weekend in July but this year it conflicts with Under the Big Sky.
 - b. Planning for Friday July 25th & Saturday July 26th from 9am-3pm both days.
- h) 2024 AUP Audit
 - a. Planning to submit end of May/ early June so that results come back before budget season.

Ongoing Action Items (WIP):

- I. Reserve Review – The treasurer ask that the manager review line items in the reserve study to ensure we are budgeting correctly.
 - a. Will continue to be a work in progress.
- II. Edging
 - a. Working on contacting vendors for lawn edging prices.
- III. 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.
 - e. 9/25/24 – No update from Century Link on repairs.
- IV. 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.

Newsletter Suggestions

- VI. Financial Report (Carrie)

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

- VII. Old Business
 - a. Monterra Contributions
 - b. Aeration & Lawn Edging

VIII. New Business

a. Dogs In Neighborhood

The manager will work with our attorney to communicate with residents in the community over aggressive dog behavior.

b. Cottage Business Rules

The CC&Rs were approved by the City and after much discussion the Board did not see a need to change the rules for the entire community. Neighbors should kindly communicate and find a solution with one another if conflict arises.

c. Review Snow Removal Policy

The Board would like the manager to share the snow removal policy with the community this fall.

IX. Open Forum – None

X. Adjournment – 2:17pm

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

Upcoming Meeting Schedule: May 21st @ 1pm