



## ***Meeting Minutes***

**May 21st, 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 Muhlnr (President) Carrie Jacobs (Secretary/Treasurer), Janet Leishman, Bert Wheeler, Robert Confessore (Monterra Representative, Not Present)

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

- I. Call to Order (Ted) – 1:06pm
- II. Review and approval of meeting minutes: 4/1/25  

The Board reviewed the minutes and Carrie motioned to approve. Bert seconded the motion and all were in favor.
- III. ARC Report (None)
- IV. Maintenance Report (None)
- V. Manager Report (Maggie)
  - a) 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.
    - d. Rates will not increase for 2025.
    - e. Our attorney reviewed the opt in form for approval and this was sent out on 05/15/25.
  - b) HOA Yardsale Dates
    - a. Typically 3<sup>rd</sup> weekend in July but this year it conflicts with Under the Big Sky.
    - b. Planning for Friday July 25<sup>th</sup> & Saturday July 26<sup>th</sup> from 9am-3pm both days.
    - c. UPDATE: Tournament that weekend. Expect high traffic and street parking.
  - c) Tree Fungus
    - a. Tom discovered a type of fungus on the juniper trees. He identified and it is not harmful to the juniper but can be harmful to fruit trees. I have asked that he follow up with his landscape contact and see best method for treatment.
  - d) Lake Treatment
    - a. Lake was treated on May 9<sup>th</sup> with a 21 day treatment plan.
    - b. Irrigation scheduled to turn on last weekend in May.
  - e) Sidewalk Complaints
    - a. Members had expressed frustration about cracked sidewalks. Is this a City responsibility or homeowner with the shared expense program offered?  

The Board reviewed and found that the homeowner has done their part and the repairs will need to be done by the City. The manager has requested and update from the City.

- f) 2024 AUP Audit
  - a. Planning to submit end of May/ early June so that results come back before budget season.
- g) Paint Notices
  - a. A few homes in the neighborhood are looking severely faded. Working on notices to homes that need painted.  
The manager will review language for clarification prior to sending notices.
- h) Lawn Care Notice
  - a. Homes with excessive weeds and long grass were notified by the HOA that this needs to be taken care of immediately. Homeowners have 1 week to take care of yard maintenance.
- i) Community Asphalt Repair
  - a. Homeowner who volunteered to take on a community wide asphalt repair cost saving project found it successful. 17 members contacted him for bids from JC sealcoat.

VI. Financial Report (Carrie)

The Board reviewed the financial statements and found them to be in good standing. The Board reviewed options for certificates of deposit for our reserve account and found that Whitefish Credit Union offers the best rates. The Board reviewed the plan for laddered CD's and Ted motioned to approve, Janet seconded the motion and all were in favor. The manager will move forward with 4 month certificates every month for the next 4 months.

VII. Old Business

- a. Dogs In Neighborhood  
The manager will finalize fines and a letter with our attorney before sending aggressive dog notice to the member.
- b. Landscape Review
- c. Cottage Business Rules
- d. Review Snow Removal Policy

VIII. New Business

- a. Water Rights  
The Board will review in the coming week and meet with our water rights attorney on May 28<sup>th</sup> to finalize documents.
- b. Capital Improvements  
The manager is continuing to look into ways for the HOA to plan for future capital improvements and will provide the Board of Directors with more information at a later date.
- c. Dogs Off Leash  
The Board and manager will communicate with the City our needs for additional signage. Looking to add City of Whitefish Parks & Rec signs to Kallner Lane.

IX. Open Forum – None

X. Adjournment – 2:12pm

XI. Executive Discussion – Did not take place.

Upcoming Meeting Schedule: June 23rd @ 1pm