



## ***Meeting Minutes***

**June 23rd, 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)

Attendees: Maggie Penner (HOA Manager)

- I. Call to Order (Ted) – 1:02pm
- II. Review and approval of meeting minutes: 5/21/25  

The Board reviewed the minutes and Ted motioned to approve. Bert seconded the motion and all were in favor.
- III. ARC Report
- IV. Maintenance Report
- V. Manager Report (Maggie)  
Brush Hogging & Weed Spray
  - a. Working on finalizing prices for 2025.
  - b. Will send out Opt-In form in May
  - c. Typically, service begins at the end of May/ early June.
  - d. Rates will not increase for 2025.
  - e. Our attorney reviewed the opt-in for approval, and this was sent out on 05/15/25.
  - f. Update – Mowing delayed this year due to equipment failure. Concerns from residents on quality of mow vs brushhog.
    - b) HOA Yard Sale 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) 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.
      - c. Look at long range planning for lake treatment. 21-day treatment plan is not working with the irrigation schedule.
    - d) Sidewalk Complaints
      - a. Members had expressed frustration about cracked sidewalks. Is this a City responsibility or homeowner with the shared expense program offered?
      - b. Update - Bert confirmed with Craig the City has a contract with Elijah again this year and they will start on sidewalk repair.
    - e) 2024 AUP Audit

- a. Planning to submit end of May/ early June so that results come back before budget season.
  - b. Update – Process started for Audit and will follow up once completed.
- f) 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.
  - b. Remind homeowners to report issues to the manager. The sooner concerns are reported to the office the sooner action can be taken.
- g) Board Recruitment
  - a. Plan happy hour / meet and greet for members to talk to the Board and see what we do.

The Board and manager will host a happy hour for members on July 10<sup>th</sup> from 5:30-7pm.

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.

The Board would like to review our reserve study at the July meeting.

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 have been 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.

The Board would like the manager to stop by the Century Link office and resolve this issue.

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. May want to budget in the future to stay on top of these issues every 3-5.

VI. Financial Report (Carrie)

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

VII. Old Business

- a. Water Rights
- b. Capital Improvements
- c. Dogs Off Leash

VIII. New Business

- a. Water Rights

The Board will follow up with our water rights attorney for the latest update.

- b. Monterra Contributions

As outlined in the 2012 Omnibus, the first step to dispute resolution is mediation. Monterra has requested we enter mediation regarding their 20% contributions to The Lakes budget. We are waiting to hear back from our attorney before moving forward.

- c. Exterior Modification Appeal

The ARC exterior modification appeal was reviewed, and the Board asks that the manager follow up with our attorney before making a decision.

IX. Open Forum

The Board brought up issues with homeowner to tenant communication breakdowns. The Board would like the manager to work on a quick reference for general rules for our members to provide their tenants. Homeowners need to register their tenants to ensure they are receiving communications from the HOA.

X. Adjournment – 2:11pm

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

Upcoming Meeting Schedule: July 29th @ 1pm