



Meeting Minutes

October 15th, 2025, at 12:30 pm
Location: Canoe Club Media Room

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: Maggie Penner

Board Members: Ted Muhlner (President), Carrie Jacobs (Secretary/Treasurer), Janet Leishman,
Bert Wheeler, Robert Confessore (Monterra Representative)

Attendees: Maggie Penner (HOA Manager)

- I. Call to Order (Ted) – 12:37pm
- II. Review and approval of meeting minutes: 8/6/25
- III. ARC Report
 - a. Deposit Review

The Board reviewed the idea to increase the build deposit for the ARC and found that it was not needed at this time. The deposit for new builds will remain at \$10,000.
- IV. Maintenance Report – None
- V. Manager Report (Maggie)
 - 1) Cattail Treatment
 - a) Cattail treatment was applied to problem areas at the end of July.
 - b) Maintenance crew will go back out next week and pull cattails from the lake.
 - c) No update at this time – Waiting on feedback from maintenance.
 - 2) Sidewalk / Road Repairs
 - a) Members had expressed frustration about cracked sidewalks. Is this a city responsibility or homeowner with the shared expense program offered?
 - b) Bert confirmed with Craig, the City has a contract with Elijah again this year and they will start on sidewalk repairs.
 - c) Update – Craig has been given additional addresses for sidewalk repair and should continue to work on this in the coming weeks.
 - 3) Milling Driveways
 - a) Members on the south side of RLD are upset that progress has not been made with the sidewalk milling.
 - b) Craig is working to get us updates and I have informed residents we will let them know as soon as we know more, but this is on the radar for us.
 - 4) 2024 AUP Audit
 - a) Audit completed and included to review during the financial report
 - 5) Reserve Review

- a) After reviewing the manager will plan for a 2026 reserve study to take place in May/June. We will gain access to the U-Plan It features and have an updated 2027 study.
- 6) Edging – Maintenance purchased an edger and is working through the community as time/weather allows. Currently working through River Lakes Drive.
 - a) May be a multi-year project to hit all areas of the neighborhood. The goal is to complete River Lakes Drive and Red Eagle in 2025.
 - b) River Lakes Drive has edging completed. Voyager and Flatwater was started. Will likely need to purchase another edger in 2026 to complete the project.
- 7) Century Link Damaged Boxes
 - a) No update at this time.
- 8) Cottonwood Tree Removal
 - a) Neighbors next to Cottage Lot 36 have asked that he remove the cottonwood trees.
 - b) Upon looking the Cottonwood trees are beyond the pins of his lot and are on HOA/Pond property.
 - c) Owner is willing to help with cost and got a quote for removal. Approx \$1800 to have them removed.
 - d) He wanted the Board to review as he is concerned with the roots damaging the pond liner and sprinkler systems.
[The Board asks we verify the trees can be removed with the City before moving forward.](#)
- 9) Future Staffing
 - a) Aaron Besser has expressed interest in training under Tom to eventually take on his full-time role.
 - b) Tom retirement date is approximately April/May 2027.
[The Board would like to talk to Tom about future training and hours needed for a possible apprenticeship.](#)
- 10) Irrigation Improvements
 - a) Our irrigation system continues to age as we patch leaks and repairs issues every year.
 - b) With many aspects of our community, we need to look at long-term proactive improvements.
 - c) Aaron is confident he could do an overhaul and make improvements to each zone in our community. This would be a multi-year project but would be improved to a more automated system with more advanced technology.
 - d) Our current challenges are moving sprinkler heads, stuck sprinkler heads, burn areas that are not getting proper water, leaks etc.
[The Board asks that Tom present a maintenance report at the next meeting to discuss the irrigation system and future improvements.](#)



e)

Ongoing Action Items (WIP):

VI. Financial Report (Carrie)

The Board reviewed the financial statements and annual audit and found both to be in good standing.

VII. Old Business

a. Exterior Modifications Appeal

The Board and ARC re-reviewed the appeal and current suggested homeowner modifications and denied the variance.

b. Water Rights – Review Updated Docs

The Board would like the manager to schedule a call with our water rights attorney to continue the process of finalizing the operation and easement agreements.

c. Annual Meeting & Ballot Review

d. Monterra Mediation

Monterra updated the Board that they are moving forward with Brian Joos for representation during the upcoming mediation.

VIII. New Business

a. Election of 2025/2026 Board Positions

Bert motioned to elect Ted Muhlnher to the position of Board President. Janet seconded the motion, and all were in favor.

Janet motioned to elect Carrie Jacobs to the position of Board Secretary/Treasurer. Bert seconded the motion, and all were in favor.

IX. Open Forum – None

X. Adjournment – 1:56pm

XI. *Executive Discussion- Did not take place*

Upcoming Meeting Schedule: November 20th @ 10am