



## **Meeting Minutes**

**November 20th, 2025, at 9:30 am**  
**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 (Not in Attendance), Robert Confessore (Monterra Representative)

Attendees: Maggie Penner (HOA Manager), Ryan Dunn, Dorothy VanGeison

I. Call to Order (Ted) – 9:30am

II. Review and approval of meeting minutes: 10/15/25

The Board reviewed the minutes, and Janet motioned to approve. Ted seconded the motion, and all were in favor.

III. Open Forum – Ryan Dunn came to speak with the board regarding ARC processes. We will review materials and get back to him directly.

IV. ARC Report – None

V. Maintenance Report (Tom)

VI. The maintenance report will be discussed at the December meeting.

VII. Manager Report (Maggie)

The manager report will be discussed at the December meeting.

VIII. Financial Report - None

IX. Old Business

a. Water Rights – Review Docs

The Monterra had a question about the definition of a reservoir vs a transmission point and what was pointed out in Exhibit A in the agreement. The Board asks that they email the information to the office to review with our attorney.

b. Monterra Mediation

c. Election of Board Positions

X. New Business

a. 2026 Budget Approval

The Board reviewed the 2026 budget in depth and after reviewing Ted motioned to approve the budget, Janet seconded the motion. Rob voted nay due to the concern over The Monterra's contributions. The budget passed with a 3-1 vote.

- XI. Adjournment – 11:16am
- XII. *Executive Discussion – Did not take place.*

Upcoming Meeting Schedule: December 19th @ 12pm