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THE LAKES HOMEOWNERS ASSOCIATION ANNUAL MEETING

HELD THURSDAY, SEPTEMBER 4, 2025 - 5:34 p.m.

A P P E A R R I N G

BOARD MEMBERS

Ted Muhlner - President  
Carrie Jacobs - Secretary/Treasurer  
Janet Leishman  
Bert Wheeler  
Rob Confessore

ASSOCIATION EMPLOYEES

Maggie Penner - Manager  
Tom Miller - Maintenance

MEMBERSHIP ATTENDANCE SHEET IS AVAILABLE THROUGH  
MAGGIE PENNER - MANAGER

1                   THURSDAY, SEPTEMBER 3, 2025

2                   MR. MUHLNER:   Okay, ladies and  
3 gentlemen, we're going to get going. We're a  
4 couple minutes late, but I -- a number of people  
5 will continue to come in as we do get going, but  
6 we're going to try to start as close as on time as  
7 we can.

8                   Can everybody hear us okay? Little  
9 louder? Okay. How about now? We're maxed out.  
10 Does that work?

11                   Okay. We're going to call this Board  
12 meeting for The Lakes Homeowners Association to  
13 order. And I have 5:34.

14                   Thank you everybody for coming today.  
15 My name is Ted Muhlner. I have been president of  
16 the Association for the last year. We have some  
17 winds we're dealing with, obviously, but we'll try  
18 to get through this without incident.

19                   Thank you to Tom and Dave for setting  
20 up the wind fence, it's beating down some of that.

21                   So the first thing we're going to do  
22 today is do a quick Board member introduction --

23                   Can you not hear us back there? No?  
24 So we're maxed out on the AV, but there's plenty of  
25 room up here a little closer if you guys want to

1 move in and get a little more comfortable. It's  
2 not church and I'm not going to ask for your money  
3 today, I promise -- but maybe tomorrow.

4 So, okay, we'll start with Board member  
5 introductions. My name is Ted Muhlner, I have been  
6 on the Board for three years. This is my final  
7 year of this term. Typically our terms are three  
8 years long. Our home is on River Lakes Drive at  
9 3029 River Lakes.

10 And I'll pass over to Carrie.

11 MS. JACOBS: Hello everybody. Can you  
12 hear me? Okay. My name is Carrie Jacobs, and this  
13 is my first year as a Board member, and I am the  
14 treasurer, and we live at 5037 Tumblehome.

15 MS. LEISHMAN: My name is Janet  
16 Leishman, this is my first year -- with Carrie, and  
17 I live right there (Indicating).

18 MR. CONFESSORE: My name is Rob  
19 Confessore, this is my second year as The Monterra  
20 representative to your Board.

21 MR. MUHLNER: And we were missing Bert,  
22 he is supposed to be on his way. He is in his  
23 second year on the Board, has one more year left.  
24 I don't know his address, but when he gets up here  
25 he'll join us. He had a medical appointment and is

1 running late, but will be here with us shortly.

2 Again, thank you all for those who just  
3 walked in and joined, we appreciate you guys. I'm  
4 going to pass it to Maggie Penner, our wonderful  
5 manager.

6 MS. PENNER: Hi everyone. I'm your  
7 Association Manager, my name is Maggie Penner.  
8 We're going to do staff introductions. I  
9 introduced myself, but if the team would like to  
10 come up here and introduce themselves, that would  
11 be great.

12 MR. MILLER: My name is Tom Miller, and  
13 I am the maintenance manager. I'm in charge of  
14 trying to keep everything running.

15 And we got -- you can have the mike.

16 MR. BESSER: Do I need the mike?  
17 Hello. My name is Aaron, I mow the lawns and I  
18 manage the pool chemicals to make sure everything  
19 is safe in the pool. We got that dialed in really  
20 good.

21 MS. PENNER: I think we're missing  
22 Ralph. I don't see Ralph. That's the whole  
23 team -- so we have one more, Ralph Jones, who is in  
24 his third year with us a associate. Ralph has been  
25 a great addition to the team and helps all over the

1 facilities.

2 And then Charise Brunner, who is  
3 inside, make sure you say hello to her, she's our  
4 clubhouse attendant.

5 All right. We're going to move down  
6 the agenda. Our court reporter, Tom Sapp, is here  
7 to make a record. Thank you, Tom, for being here.

8 And then we'd like to do member  
9 introductions, but we'd just like to do new  
10 members. If you're new to the community please  
11 stand up and introduce yourself.

12 VALERIE: I'm Valerie.

13 ROBERT: I'm Robert. We live on 5161  
14 River Lakes Parkway -- 5161 River Lakes Parkway.  
15 It's one of the blue ones.

16 MS. PENNER: Welcome to the  
17 neighborhood.

18 MS. HICKETHIER: I'm Julie, and I just  
19 moved in about two weeks ago, and I'm on 3022 River  
20 Lakes Drive. Hello.

21 MS. PENNER: Welcome.

22 All right. That's our new members this  
23 year. Thank you for introducing yourselves, and  
24 welcome to the neighborhood.

25 We're going to move down the agenda

1 with our year in review. So each year we have  
2 different community generosity initiatives through  
3 the HOA, and so this year again we did Toys For  
4 Tots. We were thrilled to see that that had to be  
5 emptied twice, so thank you for your generosity for  
6 Toys For Tots.

7 North Valley Food Bank, we had a couple  
8 different donations, so thank you again there.

9 And then we have quite a few volunteers  
10 that offered their time and energy to help Clean  
11 the Fish, that's something that happens every  
12 spring. So thank you again for your volunteering  
13 and your time for Clean the Fish.

14 Moving down the list, we have our  
15 Architectural Review Committee. First, I would  
16 like to thank the ARC volunteers for their time.

17 If you're part of the ARC, if you could  
18 stand.

19 Hi, Janet, thank you for being here.

20 So the ARC is one of our communities  
21 that makes sure that our neighborhood continues to  
22 look great and, you know, we don't have any  
23 hot-pink houses. So we review all of the submitted  
24 plans and we go in detail and work with a landscape  
25 architect and a local architect to ensure that new

1 homes and existing homes continue to fit the  
2 neighborhood.

3 So this year we have four builds in  
4 progress, that's one less than last year, and then  
5 we have nine upcoming builds. And the upcoming  
6 builds are folks who have reached out to me either  
7 implying that they are ready to build within the  
8 next year or within the next two years.

9 So for completed builds, we have quite  
10 a few on River Lakes Drive, and I'm sure you've  
11 seen them going up. We have Lot 4, 15, 45 and 52,  
12 you'll see all of those on River Lakes Drive, they  
13 are great additions to the neighborhood. So  
14 congratulations to those folks who have completed  
15 their builds, I know it can be a tedious process.

16 For ongoing builds, we have the home on  
17 River Lakes Drive Lot 10 and 11. I know Lot 11 is  
18 getting close, so congratulations, Julie.

19 And then for Red Eagle we have one, and  
20 another one down on Portage Way.

21 Then continuing on for upcoming, we  
22 have quite a few vacant lots on Village Drive, so  
23 you're going to see those get filled in, you can  
24 see the lot numbers there. And then two more homes  
25 there for Red Eagle Drive, and then four on

1 Flatwater Drive.

2 So our community continues to be built  
3 out, and so we are very excited to see the  
4 completion of our neighborhood.

5 And then if you do plan on making any  
6 modifications to your home just a reminder to  
7 everyone that we do have a process for that.  
8 There's a form that needs to be submitted so that  
9 we can review it to make sure that you're good to  
10 go for any exterior modifications. The only one  
11 that really doesn't need approval is if you're  
12 painting your home in the exact same color.

13 If you do live in one of the townhomes  
14 just a reminder, we have a process for maintenance  
15 on those as well. We need to make sure that it's  
16 painted in completion at the same time, not one  
17 neighbor versus the other can paint, that would  
18 look a little odd. So please make sure you talk to  
19 me about paint color and whenever you plan to make  
20 a modification to your townhome.

21 All right. Moving down, we have our  
22 improvements that we've been working very hard at.  
23 I'm going to go ahead and start with  
24 beautification.

25 You've probably seen the maintenance

1 team throughout the community, they have been  
2 working very hard on different common areas in our  
3 neighborhood. Starting with the waterfall. Tom  
4 came up with this plan probably a couple years ago  
5 now and has really made this come to life. Inside  
6 the building there are pictures of before and after  
7 so you can really see the difference that him and  
8 his team have been able to put into that landscape  
9 end.

10 There's new mulch, there's a dry creek  
11 bed on the backside that was an idea of Tom's which  
12 turned out amazing. He's added a walking path to  
13 the water, new annuals, perennials, and then a weed  
14 barrier throughout so it just makes it easier for  
15 to us maintain that area.

16 For River Lakes Drive we've added quite  
17 a bit of work to the mailboxes. If anyone on River  
18 Lakes Drive has seen, it needs some TLC, so we are  
19 very proud that the weed barrier was installed, new  
20 mulch, more rock. There's a very nice rock border  
21 that was installed and Tom and his team hand-laid  
22 that border. It's a lot of work, so thank you to  
23 the maintenance team. And then additional annuals  
24 and perennials.

25 And then I did want to give a shout-out

1 the Hartshornes, if they are here. I know that  
2 they've volunteered a lot of their time helping to  
3 weed that bed, so thank you to Jim and Lynn  
4 Hartshorne if you guys are here, we appreciate your  
5 time and energy put into your neighborhood.

6 Out at Highway 40 Tom was able to trim  
7 back the trees and expose the streetlights out  
8 there so you can see where you're entering the  
9 community.

10 And then for other beautification we  
11 had mulch throughout the entire neighborhood this  
12 spring, which really spruced up the area. And then  
13 we added rock to Portage Way so that if you're  
14 getting into the lake on your kayak or paddleboard  
15 it's easier to get in and out from that access  
16 point.

17 So that is just some of the  
18 beautification, and we have more projects in the  
19 works, so thank you maintenance team for all your  
20 hard work there.

21 I also just want to acknowledge that  
22 all of this was done inhouse and we only had one  
23 vendor help us out with this, so that is a lot of  
24 work not having to recruit a separate vendor,  
25 saving us quite bit of money. So again, thank you

1 maintenance team, we appreciate you.

2 All right. And then through the  
3 neighborhood we have officially replaced all of the  
4 doggy station trash cans. Quite a few were rusted  
5 out and, so we replaced them with aluminum lids and  
6 lined cans so they should last for about ten years  
7 or so. So we're thankful to again the maintenance  
8 team for installing those.

9 Tom this year had over 25 irrigation  
10 repairs. And if you don't know, there are four  
11 miles of irrigation lines throughout our community,  
12 that's a lot to manage. So in the spring if you  
13 have a dry spot in your lawn please let me know  
14 just so then I can notify Tom. Things like to move  
15 throughout the year, and, you know, it's hard to  
16 catch all of these all at once, but, you know, 25  
17 is a lot of irrigation repairs for him to manage.  
18 So good job, Tom.

19 We have continued our noxious weed  
20 treatment. And that includes the islands as well,  
21 so we can make sure that there's no noxious weed  
22 seeds blowing into your yards. So the team boats  
23 out there and makes sure that they clear the entire  
24 island of all of the noxious weeds, then we go  
25 ahead and weed eat them as well, keeping them nice

1 looking.

2 We've begun our cattail treatment for  
3 problem areas. So we started this year at the  
4 bridge on River Lakes Drive, and then behind the  
5 homes on the north side of Red Eagle Drive, and  
6 then behind Northern Lights Parkway. So if you  
7 don't know where Northern Lights Park is, it's the  
8 park over here kind of next to the waterfall, so  
9 we've begun that treatment.

10 If you're continuing to see an issue  
11 behind your home please reach out to me, we're  
12 happy to get that on the list of treatment so that  
13 we can make sure that behind your home remains  
14 beautiful.

15 This year -- we had been working with  
16 TruGreen for aeration, and their costs have  
17 skyrocketed, so again, kudos to the maintenance for  
18 renting the aeration machine and getting all of the  
19 common areas aerated -- which is the plugs that you  
20 see on the grass. We have a high clay area, so  
21 it's hard times sometimes for the water to really  
22 saturate our grass, and so that really helps makes  
23 our grass look really nice and luscious.

24 This year we also started our edging  
25 project. And if you live on River Lakes Drive

1 you've probably scene Ralph out there working hard  
2 edging the grass. And so we've completed River  
3 Lakes Drive as of yesterday, and we're going to go  
4 ahead and continue throughout the neighborhood  
5 working south. So next year we're looking at Red  
6 Eagle and throughout the village, and then this is  
7 going to be continuing on like a two- to three-year  
8 cycle.

9           And then one thing that I wanted to  
10 talk about was our standard operating procedures.  
11 I come from a hospitality background where this is  
12 very key in making sure that your operations run  
13 smoothly. At one point I managed a team of 120  
14 employees, and that's a lot of people to manage, so  
15 without standard operating procedures you really  
16 can't ensure that things are getting done  
17 consistently and properly year after year. So part  
18 of our initiative this year was to implement  
19 standard operating procedures for both the office  
20 and the maintenance team so down the road you guys  
21 have the peace of mind that this community is going  
22 to continue to run the way it has been.

23           So part of our community is we have two  
24 separate entities, The Lakes and The Canoe Club, so  
25 I wrote a procedure on how you properly manage the

1 finances between the two entities. So there's an  
2 SOP for that, a financial checklist, daily, weekly,  
3 monthly, quarterly, and annual checklist. There's  
4 stuff that happens, you know, all throughout the  
5 year, sometimes once, sometimes every day, so that  
6 needs to be written down so it can be looked at.

7 I have an all-inclusive Quick Books  
8 detail report so that shows everything in Quick  
9 Books is going to continue to get done the same  
10 way. Same for payroll, human resources, taxes, and  
11 then a facility inspection as well.

12 Maintenance has done a great job,  
13 specifically Tom, for writing down his wealth of  
14 knowledge, which I know is challenging for him to  
15 put it down on paper when it's all up here  
16 (indicating), but we appreciate Tom's knowledge and  
17 we'd like to continue to have that knowledge for  
18 years to come.

19 So Tom has worked very hard this last  
20 winter on his standard operating procedures for the  
21 maintenance team, including irrigation timers, the  
22 pond chemical treatment, pump stations, water  
23 aeration, the snow-fence installation, garden bed  
24 maintenance, pest control, herbicide application,  
25 and then doggy station maintenance. So a lot of

1 knowledge that's been written down into manuals so  
2 that we can use that knowledge for years to come.

3 Then Tom and his team have been able to  
4 repair our utility vehicles in-house, which is  
5 impressive; I don't know that much about vehicles.  
6 Thank you, Tom. So he is saving us a ton of money  
7 by being able to repair all the things listed  
8 in-house. We're not taking that out to, you know,  
9 a vendor to repair. The list can go on and on of  
10 things that Tom is working on constantly, so if  
11 there's a day that you don't see him out in the  
12 neighborhood, trust me, he's working.

13 Oh, and then I wanted to give a  
14 shout-out to Steve Harris --

15 Steve, are you here? Oh, behind the  
16 pole. Hi, Steve. I just wanted to say thank you,  
17 Steve.

18 He emailed me this spring and just, you  
19 know, wanted to reach out and offer his assistance  
20 with a seal coating job that he was going to have  
21 done at his home and said, you know, what other  
22 neighbors could benefit from this. So by  
23 communicating with me and by myself communicating  
24 with you we were able to have so many homes done  
25 this year, I believe it was over 17 homes that were

1 able to benefit from this, so thank you Steve for  
2 raising your hand and volunteering your time.

3 MR. HARRIS: You're welcome.

4 MS. PENNER: All right. Moving on,  
5 we're going to go to ongoing advancements, and this  
6 is something that Bert has worked very hard on in  
7 our community.

8 And so Craig Workman is going to go  
9 ahead and be a guest speaker for us. Craig is the  
10 Whitefish Public Works Director and has been  
11 communicating with Bert on a lot of the repairs  
12 that you have seen throughout our neighborhood.

13 So thank you for being here, Craig, we  
14 really appreciate your time.

15 MR. WORKMAN: Good evening. My name is  
16 Craig Workman. As Maggie mentioned, I'm the Public  
17 Works Director here in Whitefish. I've been in  
18 this role for just over ten years. I moved here  
19 from Wisconsin back in 2015 with my family. We  
20 don't live in The Lakes, but we do live in  
21 Whitefish on Sawtooth Drive, so I have a very  
22 vested interest, not only personally, but  
23 publically as well, to try to maintain the City as  
24 best I can.

25 So Public Works is responsible for most

1 of the things that are underground. We have a  
2 water -- waste water division, and then of course  
3 the road division, which I think we get the most  
4 complaints about here in The Lakes.

5 I can say that I was not the public  
6 works director when the roads were built here, and  
7 we have struggled since this subdivision was  
8 constructed to maintain them. Obviously we know  
9 that the ground conditions are not the most apt for  
10 constructing a subdivision -- and this was  
11 essentially a swamp before the subdivision came  
12 into existence, but we have over the last couple of  
13 years done as much as we can afford to try and  
14 improve the roads.

15 Starting a couple years ago we did a  
16 section of River Lakes Parkway, last year we did  
17 the first half of River Lakes Drive, and then later  
18 this year -- I'm hoping in the next two weeks --  
19 we'll be doing the second half of River Lakes Drive  
20 as well as Hospital Way from JP Road to the River  
21 Lakes Parkway.

22 I know that -- I'm not sure if any of  
23 you live on the section of River Lakes Drive that  
24 we did the asphalt overlay on last year, but some  
25 of those driveways still need some work, and so

1 we're planning to do that work as well in the next  
2 couple weeks with that project.

3 So that's just a quick update on where  
4 we are with the road conditions. I'm happy to  
5 answer questions -- I don't know if this is a  
6 question and answer session, but you guys have my  
7 time and attention, so if there's any questions --  
8 Public Works-related I'm happy to address those for  
9 citywide.

10 DR. MILLER: Ron Miller, 3049 River  
11 Lakes Drive. When you said he have work to do in  
12 the driveways you mean where the asphalt comes into  
13 the concrete? That's been a problem. I saw they  
14 had it marked off last year to do it.

15 MR. WORKMAN: Correct, yeah. And the  
16 contractor I had lined up to do the work pretty  
17 much bailed out on it, and so I've been trying to  
18 find a company to do that milling, but yeah, that's  
19 the work that I'm referencing.

20 When we do the second half of River  
21 Lakes Drive we're going to mill down the entire  
22 curb line so we don't have that issue, and when  
23 we're doing that we're going to make sure we  
24 address the driveways.

25 MR. MILLER: Thank you.

1 MR. WORKMAN: Yeah.

2 MS. LEWISON: I just want to thank you,  
3 Craig, for all of your dedication to the  
4 neighborhood over the last few years. You know, I  
5 moved away for two years and came back, and I  
6 couldn't believe the beautiful asphalt patches  
7 especially. I know it took a lot of dedication and  
8 work on your part.

9 Could you give us an update -- I  
10 happened to be the recipient of a sidewalk accident  
11 at The Lakes, I know Maggie told us a little bit  
12 about what's going on with sidewalks, but what's  
13 going on?

14 MR. WORKMAN: First of all, thank you  
15 for that, I appreciate that. It -- rarely do I  
16 hear that asphalt patches are beautiful, but in  
17 this subdivision they are.

18 So the City does have what's called a  
19 sidewalk assistance program, where we put \$30,000 a  
20 year into our budget to match -- public input to  
21 match property owner contributions.

22 We've struggled to get a contractor  
23 onboard for the last three years to work on that.  
24 We bid the job every year, we typically get one or  
25 two bids, and then the contractors get busy.

1           I do still have plans this year, so if  
2 you have an agreement -- I know we have a few  
3 signed agreements with property owners in The  
4 Lakes, and I'm still anticipating those repairs to  
5 happen before the snow flies, but we're going to  
6 work harder this winter to try to drum up a little  
7 more interest.

8           I did put more money into the sidewalk  
9 assistance fund this year, and I'm hoping with  
10 \$100,000 worth of work that we'll get a few more  
11 bids and hopefully be able to a little more work.

12           MR. CLEMENT: I'm Rob Clement. Just --  
13 I was curious, but you said from JP Road over  
14 toward, like, the hospital, that road you're  
15 talking about fixing?

16           MR. WORKMAN: Correct, that section of  
17 Hospital Way that goes in front of The Springs.

18           MR. CLEMENT: Thank you.

19           MR. CONNER: Dave Conner, Portage Way.  
20 On that Hospital Road are you going to take out any  
21 of the S bends through there, or is it just going  
22 to --

23           MR. WORKMAN: No, we won't be doing  
24 anything outside of the curb, it will just be an  
25 asphalt overlay.

1 MS. VANGEISON: My name is Dorothy  
2 VanGeison, I'm the HOA manager at The Monterra.  
3 Craig, I wanted to call you out publically to thank  
4 you for your work for us on River Lakes Parkway for  
5 adding the gravity drain and tying it in -- tied  
6 into our property last fall because it has greatly  
7 improved the water management coming off Highway  
8 40.

9 So I just wanted to publically  
10 acknowledge -- I know I thanked you personally  
11 before, but I thought I'd take the opportunity to  
12 note that your efforts for that are making a  
13 difference, especially with water management coming  
14 off that road. It's been put to the test this year  
15 with those rains.

16 MR. WORKMAN: Yeah, it has, it's been a  
17 year of some pretty strong storms. I appreciate  
18 that, Dorothy.

19 I guess the one thing I should have  
20 mentioned earlier in my intro is that there are 22  
21 dedicated staff members that work for the Public  
22 Works Department, and while I'm happy to take  
23 credit for that, I really didn't do any of the  
24 work. So -- but we do have -- I was lucky enough  
25 to steal away a foreman from LHC a couple years

1 ago, and so that gives us the ability to do  
2 projects like that, that normally we'd have to  
3 subcontract. So similar to The Lakes, we're able  
4 to do a lot of work in-house with our talented  
5 staff.

6 MS. HART: Carrie Hart. I want to  
7 thank you, too, because we got the paving in front  
8 of our house and it's the first year that my  
9 husband did not have to have the entire suspension  
10 on his Chevy Silverado tightened. And I really  
11 thought it was his driving, but after this whole  
12 entire season with it smooth he didn't have to have  
13 it done, so I guess it was the road.

14 And we have lots of praise reports from  
15 our friends and family who have come to visit, and  
16 it's made a huge difference in our quality of life,  
17 so we have really, really appreciated it.

18 And the other side, you guys are going  
19 to love it.

20 MR. WORKMAN: Well, I've heard property  
21 owners that drive Fords have to have it done twice  
22 a year. All right, I'm going to get booted off the  
23 stage. Any other questions or comments? Thank you  
24 everyone for having me.

25 MR. MUHLNER: A huge thank you to Craig

1 for being here tonight and for his commitment to  
2 our community. You've made a big difference that  
3 has not gone unnoticed. As you heard, and you've  
4 made a big difference in the duration of all of our  
5 vehicles for the time, so we certainly appreciate  
6 it, and certainly appreciate the work that you're  
7 going to continue to do -- I know you're continuing  
8 to do and as planned for the Association. So  
9 thanks again for coming.

10 MR. WORKMAN: I left a stack of  
11 business cards here, if anyone wants to call me,  
12 feel free.

13 MR. MUHLNER: So we went a little out  
14 of order because Craig was here. We typically have  
15 a question and answer session at the end, but we  
16 thought it really important for the community to  
17 have an opportunity to talk to Craig and get some  
18 questions asked and answered. So that was great,  
19 thank you all for participating in that.

20 I think it's now my turn to talk.

21 We've had a wonderful year here, we've  
22 gotten a lot done that Maggie talked about. And I  
23 won't go in order of -- I won't go in order of  
24 what's written on the agenda, but just to start  
25 with, one of the things that Maggie talked a lot

1 about was SOPs and plan maintenance.

2 And as you all know from your jobs and  
3 various workplaces those are often standard  
4 procedures that we all have in place. We've had a  
5 lot of just common knowledge and use amongst The  
6 Lakes for a long time, and it's -- this is history  
7 that's been passed down and not necessarily written  
8 down as much as it probably should have been.

9 And I really want to commend Maggie and  
10 Tom over the last year especially for putting in  
11 the extra time that it takes to get all of this  
12 information on paper. It's not perfect right now,  
13 but with each month it gets better.

14 And as you guys all know, over time  
15 these things constantly change, and so the fact  
16 that we now have a process to put in place, these  
17 standard operating procedures, for every facet of  
18 how this association works, and in addition to that  
19 a system for planned maintenance so that we can  
20 look at the schedule and know what's going to  
21 happen every day of every month, really adds to the  
22 value of this association as a whole and will make  
23 things much easier when that unexpected thing  
24 happens and we have to pick up that manual and keep  
25 things moving forward.

1           So again, I just want to point out  
2 Maggie and Tom for that work. It's tremendous  
3 work, it's thankless work, but it's that work that  
4 ensures that our association and this community can  
5 stay as beautiful as it is and as it has become.  
6 So thank you both.

7           One of the things on the agenda is --  
8 refers to Finalizing Maintenance Agreement With  
9 Project Whitefish Kids and the City of Whitefish.  
10 And some of you probably know -- well, all of you  
11 know we have this great reservoir -- water  
12 reservoir system that our homes are established  
13 around. This water reservoir system pulls water  
14 from the Whitefish River and is used as a reservoir  
15 capacity for Project Whitefish Kids to water their  
16 soccer fields. So the two organizations are very  
17 dependant upon each other.

18           There has been in the past a lot of  
19 discussion around water rights and who owned those  
20 water rights. In the spring we were granted water  
21 rights from the DNRC, this is progress, but only  
22 part of the progress.

23           And I say that because our view as an  
24 association is that we want to create a mutually  
25 beneficial partnership with Project Whitefish Kids

1 and the City of Whitefish that helps ensure the  
2 needs of both organizations are met.

3 To that end we have been working on  
4 putting together an agreement to present to PWK and  
5 the City to ensure the mutually beneficial  
6 partnership continues in perpetuity.

7 And so this for us is -- while it's  
8 great a decision has been made by DNRC -- and it's  
9 taken them 20 years to make this decision, it's  
10 great that that decision has been made, and it's  
11 wonderful that it's been made in our favor  
12 indirectly, but directly we're moving towards a  
13 mutually beneficial agreement with the City.

14 And so this is what's referred to in  
15 the agenda, is what our plan is for the next year,  
16 so very exciting to get that piece done. It's been  
17 a long time in coming, but we're excited about the  
18 next phase of this work as well.

19 Next piece is the reserve study. The  
20 last reserve study we did on site was three, four  
21 years ago, 2023 -- three years ago. Prior to that  
22 it had been at least ten years since we had had a  
23 reserve study professional come out and look at all  
24 of our properties, including The Lakes.

25 So we're taking a more active role in

1 the reserve study process because the reserves for  
2 us are critically important to make sure that we  
3 continue to have the financial resources to fix and  
4 improve every facet of the Association.

5 So over the '26-'27 season -- '25-'26  
6 we'll be working to do an on site assessment --  
7 reserve assessment, which is a normal course of the  
8 process, and then in '26-'27 we're looking to again  
9 have another person come out and help us do a  
10 physical reserve study.

11 These are expensive to do, but they  
12 give us a clear indication into what our expenses  
13 will be -- or may be, and give us a better  
14 indication as to what we should be reserving for  
15 and at what level, and also hopefully give us a  
16 better indication as to what our assessments will  
17 be.

18 Our ultimate goal in all of this is to  
19 try to do as much preventative maintenance as we  
20 can to keep our reserves lower and our assessments  
21 lower.

22 It's important for you guys to know as  
23 members and owners that we continue to look at this  
24 actively, and it's very important to us as owners  
25 as well that we keep our reserves at appropriate

1 levels.

2           Finally, I want to talk a little bit  
3 about an ongoing issue, if you will, with Monterra.  
4 Some of you all may know that -- the history with  
5 Monterra. Monterra was really created as part of  
6 The Lakes Association, and Monterra exists within  
7 The Lakes Association. Monterra is a member and  
8 owner, and each of their owners within Monterra are  
9 owners within The Lakes Association, as is the  
10 Lutheran Church, and we all contribute to The Lakes  
11 Association.

12           Over a number of years there's been  
13 various conflicts that have occurred around --  
14 primarily around the amount that Monterra  
15 contributes to The Lakes Association budget.

16           In 2012 -- which predates everybody on  
17 the Board here in this community as well as Maggie  
18 and I think as well as Rob, in 2012 the communities  
19 came together and agreed to an amended omnibus, and  
20 that amended omnibus called for The Monterra to pay  
21 on an ongoing basis 20 percent of The Lakes'  
22 operational budget, so that has been our  
23 operational guide from 2012 until today.

24           Over a period of the last 13 or so  
25 years Monterra has come forth and asked questions

1 about the 20 percent, and they've been curious --  
2 rightly -- about how the budget is determined, how  
3 we line item, how we assign. And we have done --  
4 at this year at this Board, as well as previous  
5 boards, have done a ton of work together with  
6 Monterra to be as transparent as we possibly can on  
7 our budget, on our budgeting process, and making  
8 sure that we continue to be good neighbors.

9           Unfortunately over the last year or so,  
10 I would say, the topic of the 20 percent assessment  
11 has come back up, and we've spent a lot of time in  
12 the board meetings both with Rob and his teams  
13 talking a lot about what that number is and what  
14 the number should be.

15           We've evaluated our budget, they've  
16 reviewed our budget, and we've come as a board  
17 together and found that we believe that 20 percent  
18 is appropriate.

19           Monterra disagrees with that, and they  
20 have called into practice the next step in what the  
21 2000 -- the amended 2012 omnibus calls for if  
22 there's any type of disagreements, and they've  
23 requested that we go to mediation.

24           This has been done in the past. The  
25 last agreement -- the Amended Omnibus Agreement

1 came as a result of a mediation. We've also  
2 reminded Monterra that the Amended Omnibus calls  
3 for any changes to the omnibus to require a 75  
4 percent vote of all the owners. And "the owners",  
5 again, include the 206 or so lots that we have  
6 within The Lakes, 170 within Monterra, and then the  
7 one for the Lutheran Church.

8 So 75 percent -- if this goes to a vote  
9 75 percent of those votes would need to be in favor  
10 of amending that omnibus, at which time we would  
11 re-review the omnibus, if that was required, and  
12 think through what that number is going to be.

13 That may come in the next year, we  
14 don't know. We don't know what the results will be  
15 from mediation, but we have made it clear to  
16 Monterra that we don't believe as a Board that we  
17 have the ability to make a decision within  
18 mediation to change the Amended Omnibus because the  
19 Amended Omnibus can only be changed through a 75  
20 percent vote.

21 So I'll -- at this point I'll give Rob  
22 a chance, if he would like, to rebut any -- or  
23 communicating additional information from  
24 Monterra's perspective.

25 MR. CONFESSORE: Yeah. Thank you, Ted,

1 I appreciate that, and appreciate very much these  
2 ongoing discussions that we've had. They have been  
3 very collegial, they've been very friendly, they've  
4 been very professional as well.

5 There was also an additional document  
6 August 17th, 2010, prior to the Omnibus that Ted  
7 mentioned, and there's some discrepancy in integral  
8 language there. And I shared with Ted and the  
9 Board -- and first let me say what our goals are  
10 not. Our goals are not to be adversaries, our  
11 goals are not to be enemies. But we think that so  
12 much has happened in the last 13 years, and  
13 circumstances are so different now, that we've just  
14 asked for a reevaluation, and the mediation step is  
15 just part of that omnibus document that Ted  
16 reviewed, and it's just a third-party remediation  
17 to review some issues that -- I'm not going to say  
18 have been incredibly contentious, but they've been  
19 discussed for many years.

20 One of the things that's changed is the  
21 cost of everything is skyrocketing, and that's  
22 having an effect on our own operational budget, and  
23 the amount that we contribute to your budget is  
24 increasing each year.

25 So the first thing that I shared with

1 Ted and your Board is that we're very grateful that  
2 we can have these discussions and our goal was just  
3 to find a way to reduce our contribution during a  
4 physically challenging time. And we also  
5 contribute to your reserve fund.

6 So we're hoping that this process,  
7 which is just part of the omnibus, continues to be  
8 a very calm and reasonable discussion with a  
9 third-party mediator so that we can come together  
10 and maybe deal with some questions and issues  
11 between the two documents that have been going on  
12 for a very long time.

13 But again, we greatly appreciate the  
14 opportunity that Ted and your Board has given us to  
15 have these conversations.

16 MR. MUHLNER: Thank you, Rob.

17 And I just want to underscore our goal,  
18 just like Rob said, is to be good neighbors.  
19 There's nothing more than we want -- that we want  
20 here as a Board, and I know you all -- as a  
21 community we all have friends in The Monterra,  
22 there's nothing more than what we want is to come  
23 to a good end to this situation.

24 And I know it's -- you guys probably  
25 have heard of this situation in the past, there's a

1 couple of former presidents and board members in  
2 the audience here, you guys have all dealt with  
3 this situation in the past, this is something that  
4 will probably continue to come up in the future,  
5 but we'd like to do what we can today to work  
6 through these issues with Monterra and come to some  
7 resolution.

8 So Bert just joined us. Thanks, Bert.  
9 It's Bert turn to introduce himself.

10 MR. WHEELER: I am Bert Wheeler, I'm  
11 sort of the infrastructure guy around here working  
12 with Craig Workman on the roads and all. And I  
13 guess -- was he here?

14 A lot of the work that has been done  
15 around here, such as the bridge last year, the  
16 paving of River Lakes Drive, that kind of stuff,  
17 has all been due to Craig, so we gotta thank him  
18 for that.

19 So anyway, hopefully -- I think the  
20 week of September 13th they are going to start  
21 paving Hospital Way and also the south end of River  
22 Lakes Drive. So we got a lot accomplished, and  
23 more to do.

24 MR. MUHLNER: Thank you, Bert.

25 The final thing I want to touch on is

1 Maggie and Tom. And it's been mentioned at the  
2 start, the SOPs and the planned maintenance are a  
3 great new addition to our community. Maggie and  
4 Tom are just two wonderful employees that we should  
5 all, I think, thank for their service to us as  
6 owners.

7           They truly think about this place --  
8 The Lakes Association -- as their home, and I feel  
9 it when we're at the board meetings, or when I'm on  
10 the phone with Maggie, or Tom and I are walking  
11 through the community, what they think about what  
12 they do for our community, it's fantastic, and I  
13 just want to thank you guys both personally for all  
14 of that work.

15           The growth that's happened over the  
16 last three years since you arrived -- Maggie said  
17 she had 120 employees at her last job. This is a  
18 very different place, very different organization,  
19 we have 206, I guess, you know -- employees I  
20 guess, but both Maggie and Tom have been wonderful  
21 to our Association, and we're blessed to have them.

22           Thank you both for being here.

23           They both -- picking up on a point  
24 that's been made a couple times, costs are  
25 skyrocketing over the last five years, it's not

1 just for The Monterra, it's also for The Lakes  
2 Association, and Maggie and Tom individually and  
3 together as a team have worked really hard to hire  
4 the right people, bring people back, like Ralph,  
5 bring in new people, like Aaron, who both work  
6 exceptionally hard to help Maggie and Tom keep our  
7 place looking beautiful.

8 We could outsource all of this, of  
9 course, but the outsourcing costs have tripled and  
10 quadrupled over the last four years, so it's  
11 through their hard work that we're saving money and  
12 will continue to save money.

13 If you haven't, have dinner with one of  
14 them, say thank you to one of them, including Ralph  
15 and Aaron. We do very much appreciate your guys'  
16 service and work towards our community, especially  
17 this summer. Thank you.

18 With that, I'm going to pass it on to  
19 Janet.

20 MS. LEISHMAN: So this is to thank all  
21 of the staff here, including our summer staff.  
22 We're going to start with Maggie.

23 Tom? Tom is right over here. Thank  
24 you, Tom.

25 MR. MILLER: You're welcome. And thank

1     you.

2                   MS. LEISHMAN:   Then we have Aaron.

3                   And Ralph.   Thank you, Ralph.

4                   MR. MUHLNER:   Now we're going to pass  
5     it to Carrie for the financial report.

6                   MS. JACOBS:   All right.   Let me pull up  
7     a few notes.   As I'm getting my notes out I just  
8     want to thank you guys for voting for me a year ago  
9     because it has been just a joy to work with you  
10    individuals up here the last year.

11                   And honestly -- I'm going to reiterate  
12    how much work everybody does for all of us, and  
13    especially as I'm talking about the budget.   I just  
14    had no idea how intricate and how much time Maggie  
15    spends literally line-by-line and making sure that  
16    we are doing our due diligence on having everything  
17    as transparent and at cost as we need to, so as low  
18    as possible.

19                   So I'm going to keep this really short.  
20    I'm happy to have a conversation with anybody -- if  
21    you have any questions about specific line items  
22    I'm happy to have a conversation afterwards.   And  
23    Maggie, too, she knows it inside and out, backwards  
24    and forwards.

25                   So I want to make a few little notes

1 today. Our reserves, like Ted said, are strong.  
2 We look forward to updating our reserve study for  
3 an even stronger base as we move forward.

4 We also are making that money work for  
5 us. We researched quite a bit on which financial  
6 institution we could open some CDs in 48-month  
7 terms. We decided to go with Whitefish Credit  
8 Union, which gave us the best option, so we have  
9 opened up several CDs in four-month terms, so our  
10 money is working for us now.

11 As you look at the balance sheet and  
12 then as you're moving through the profit and loss  
13 budget versus the actual, so I just wanted to point  
14 out, like Maggie, we work really hard to budget  
15 this to zero, and then anything carried over will  
16 be used for operating expenses for anything  
17 unexpected.

18 So that net ordinary income that is  
19 highlighted, that negative 690, that accounts for  
20 the earned interest income below, and you'll see a  
21 line item 9,000, is 690, so it does actually budget  
22 to zero. So I just wanted to make sure that  
23 everybody knew that.

24 And that is kind of it from the  
25 financial report.

1           Again, if you have any questions, we  
2 want to be as transparent as possible.

3           And again, Maggie, thank you for your  
4 help on this because it has been a joy working with  
5 you, like I said, and really she -- we put in a lot  
6 of work in this budget to make sure it's correct  
7 for you guys.

8           MS. PENNER: Thank you, Carrie.

9           Yeah, if you have any questions about  
10 the finances you're always welcome to swing by my  
11 office, I'm happy to answer any questions. Like  
12 Carrie said, I kind of know it inside and out.

13          MR. MUHLNER: We have a question.

14          MS. WHEELER: I have a question, I know  
15 the pool was redone this year, and you guys totally  
16 did that out of reserves, right?

17          MS. PENNER: We did. We will talk  
18 about that under the community meeting, we have to  
19 keep them under two separate entities. Thank you,  
20 Cheryl.

21                 So our final agenda item is the  
22 election of a new director.

23                 Carrie, I'm going to pass this back  
24 over to you as just kind of a reminder for members,  
25 but basically all ballots must be turned in by the

1 end of the meeting to be counted, so please make  
2 sure that those are turned in to Charise inside.  
3 Or there's a ballot box when you enter.

4 And then we're going to go ahead and  
5 introduce the board members who are running for a  
6 term this year.

7 We have Ted Muhlner right here running  
8 for a second term, and then Eric Taylor.

9 And then, Carrie, I'll have you do the  
10 introducing of the parties.

11 MS. JACOBS: All right. So Ted is  
12 going to say some words.

13 MR. MUHLNER: You guys have all heard  
14 from me. It's been a wonderful experience working  
15 with you all and with the team here, we had a crew  
16 a couple years ago that I worked with as well.  
17 There's a lot of great projects that we're working  
18 on today that I think are really meaningful for  
19 this community and I appreciate that opportunity.

20 I think as you all know, you all read  
21 my -- hopefully you read what I wrote, my wife and  
22 I moved out of the community two years ago and our  
23 home is rented here. We maintain a very strong  
24 financial and personal interest in the success of  
25 this community. Had that not been the case I would

1 have dropped off the board two years ago when we  
2 moved out.

3 The reason we moved was to give our  
4 kids an opportunity to walk to school, that's been  
5 wonderful, and it's really been great for our  
6 family.

7 Nonetheless, we miss being here every  
8 day, we miss our neighbors, and we certainly miss  
9 the beauty of what's around here. So it would be  
10 wonderful to have another opportunity to serve you  
11 all for another couple years, and I'd appreciate  
12 your vote. Thank you.

13 MS. JACOBS: Okay.

14 And then Eric Taylor, do you want to  
15 come up and say a few words?

16 MR. TAYLOR: I'll try to -- try to  
17 speak loudly.

18 I'm Eric. My wife, Steph, is over  
19 there. My oldest daughter, Burk, she's ten, she's  
20 across the street at softball practice. My  
21 youngest is six, Tiege, you've seen her running  
22 around. We've lived here since 2017.

23 I have prepared some notes. Public  
24 speaking is not my forte, so thank you for bearing  
25 with me.

1           Yeah, this community has given a lot to  
2 our family. I'm running just primarily to help  
3 ensure The Lakes remains a special place that we  
4 all choose to live in.

5           As someone who lives year-round I  
6 experience our neighborhood in all seasons, I  
7 experience the joys of this lovely pool and our  
8 lovely walking paths and sidewalks that I enjoy on  
9 a daily basis.

10          I also experience the challenges, like  
11 playing "pothole slalom" in the springtime that  
12 Craig and his team thankfully help us out with.

13          A little background. I've been in the  
14 property management and vacation rental industry  
15 for about 17 years now, I worked for a digital  
16 agency, I specifically do email marketing --

17                   (Off the Record.)

18          MR. TAYLOR: I was just saying, I've  
19 been working in the property management and  
20 vacation rental industry for about 17 years. Over  
21 the last 17 years I've learned about community  
22 oversight, budget balancing, the importance of  
23 balancing individual needs along with community  
24 goals.

25           I'm also involved with the local hockey

1 community and have been involved in some volunteer  
2 committees there, so I have some experience and  
3 understanding of building consensus and working  
4 collaboratively.

5 I was a little surprised that I was the  
6 only one that was running along with Ted. I don't  
7 believe -- I don't view myself as running against  
8 anyone, I'm running for our community. Whether I'm  
9 elected or not I look forward to, you know, working  
10 together as a community, addressing our challenges,  
11 and building on our strengths.

12 Ted was walking us through some of  
13 those complex water litigation issues, you know, if  
14 elected my first priority would be to get fully up  
15 to speed and ensure the community -- ensure we're  
16 making informed decisions.

17 Yeah, overall I think The Lakes is a  
18 wonderful place. There's always room to grow. I  
19 want to explore thoughtful improvements, while  
20 preserving what makes us special. I want every  
21 neighbor to have a voice in that process.

22 Yeah, I'd be honored to serve on the  
23 board, and regardless of tonight's outcome I look  
24 forward to being a part of this board's future.

25 Thanks a lot.

1 MS. JACOBS: All right. So this  
2 portion is now going to thank Ted.

3 Like Ted said, he could have just sort  
4 of peaced out two years ago, and it has -- like I  
5 said, it's been an awesome experience working with  
6 you this last year. And I think everybody can  
7 attest to your knowledge and your background that  
8 has led us through a very difficult year, and we  
9 just really appreciate you. And again, thank you  
10 for staying on and really caring about this  
11 community.

12 Because he could have been like so many  
13 other neighbors who are renting their homes and  
14 they never show up, they are not here -- they might  
15 not even be in the state. So it's, again, a  
16 testament to you to be here and care about our  
17 community still.

18 So -- I'm crying just because it's a  
19 little windy. So thank you.

20 MS. PENNER: I also just wanted to say  
21 thank you to Ted. When I took on this job I had  
22 left the hospitality world after ten years, which  
23 is a lot of moving parts, and so when I entered  
24 this position I felt like I was isolated on an  
25 island because I went from a team that was

1 constantly at my door to no one being at my door,  
2 so that was strange. And so for Ted to, you know,  
3 embrace the role that he took on and, you know,  
4 welcome me and kind of support me in this role,  
5 it's made all the difference.

6 So thank you, Ted.

7 MR. MUHLNER: Thank you guys very much,  
8 it's been an honor to serve, it really has.  
9 Service is at my core, this is what I enjoy doing,  
10 and I know all of you are probably the same way, so  
11 thank you for this wonderful opportunity.

12 I think now we get the best part of the  
13 meeting, which is we have the open forum.

14 So here's the rules for the open forum.  
15 Anybody can speak. You have a total of two minutes  
16 time that you can speak at any given time. You can  
17 talk, you can dialog, you can ask questions,  
18 there's no rules other than those three or four  
19 things. But we can't go longer than two minutes,  
20 each household has a two-minute timer on them.

21 And the reason we do that -- I know it  
22 sounds kind of childish, but the reason we do that  
23 is if everybody spoke we'd be here forever, and we  
24 do have another meeting to do, and we also want to  
25 eat dinner.

1           So the dinner hopefully is not getting  
2 cold, but I do see some people eating, which is  
3 great.

4           So we need each person who does to  
5 state their name clearly, and their address, and  
6 the reason is all of this stuff gets put in our  
7 annual report and gets filed, and it's something  
8 official that we need to have as part of the  
9 association.

10          So thank you. The house is open.

11          MR. IBES: Okay. So on the water  
12 rights -- Greg Ibes, 3057 River Lakes Drive. On  
13 the water rights, are we in first position when you  
14 negotiate the ball fields and all of that? We're  
15 not giving that up, I'm hoping.

16          MR. MUHLNER: We're in first position  
17 now, yep. We may give some of that up. And the  
18 reason is our goal is to create a mutually  
19 beneficial situation for our association as well as  
20 for the City. And what we have to think about is  
21 the maintenance of our ponds. And the ponds -- I  
22 think the last check -- I don't know exactly what  
23 the reserve item number is --

24          MS. PENNER: So it's not a reserve  
25 item, it would be a special assessment if these had

1 to be aligned, it would be a multimillion dollar  
2 project.

3 MR. MUHLNER: Yeah. So what Maggie  
4 just said is the ponds are not a reserve item, it  
5 would be a special assessment if the ponds had to  
6 be relined.

7 And so our goal is to create a mutually  
8 beneficial situation -- as I've said a hundred  
9 times, sorry -- between ourselves and the City,  
10 that benefits them and us. And so what that means  
11 from our standpoint is a shared maintenance  
12 agreement.

13 MR. IBES: But through that we're  
14 not -- I guess -- we lived in eastern Montana for a  
15 long time, and whoever owns the water rights the  
16 longest has control of the water, and if you're  
17 starting to give that away all of a sudden if -- if  
18 we lose the water this a crazy place, right, we got  
19 trouble.

20 MR. MUHLNER: Very true. We don't want  
21 to lose the water either for ourselves or for  
22 the City -- obviously the City wouldn't lose the  
23 water, but DNRC has granted us first position, and  
24 that's a good position for us to be in right now.  
25 I want this City to feel like the City is in a good

1 position, too.

2 Thank you. Great question.

3 DR. MILLER: Ron Miller, 3049 River  
4 Lakes Drive. Actually who owns the clubhouse on  
5 the river, and are we responsible if we own it? I  
6 think we do. Are we responsible for the  
7 maintenance of it as well?

8 MR. MUHLNER: Yes. As Tom -- Tom  
9 pointed at his chest, we have an easement -- that's  
10 City land, we own the pump house and the pump  
11 inside of it. And so part of these discussions we  
12 would like to have with PWK and the City involve  
13 contractually putting together agreements that  
14 allow for easements.

15 The City also has an easement into our  
16 boathouse -- or should have one into the boathouse  
17 because that's where their pump is that pumps from  
18 The Lakes into the PWK ball fields, and so it's  
19 mutually beneficial. We want that easement  
20 recorded for our benefit on the river at Kallner  
21 Lane, and we want that easement recorded for the  
22 City's benefit in our pump house.

23 MR. CLEMENS: Rob Clemens, 5161 River  
24 Lakes Parkway. Is there anything we can do to  
25 coerce maybe the City or somebody to create a

1 diesel exhaust brake ordinance? Because coming  
2 down 40 -- we're down by the Lutheran Church, and  
3 it's like, whack-whack-whack-whack, you can't  
4 hardly open the windows. Maybe there's just  
5 nothing we can do, but just a question.

6 MR. MUHLNER: No, it's a great  
7 question. And we've dealt with questions -- not  
8 about diesel brakes, but safety on 40, merges on  
9 40, and unfortunately it's out of our hands.

10 MR. WHEELER: Part of the problem is we  
11 run into the County, and the County is really  
12 responsible -- for example, the road out here that  
13 connects with -- I think it's Forman and JP Road,  
14 and some people complain about the fact that it  
15 hasn't been paved. It's really County. I know  
16 Craig has tried to get involved to do that, but  
17 it's a bigger issue with the County, so --

18 MR. CLEMENS: I just like having the  
19 windows open and some fresh air --

20 MR. WHEELER: I know, I know.  
21 Unfortunately we're dealing with the County  
22 Planners, so --

23 MR. MUHLNER: It's a good question. To  
24 elaborate further, the County does have long-term  
25 plans around these roads, and they're about to do

1 some work on 40 that -- I think the plans are  
2 three, four years old. And so anything that we're  
3 thinking about like that starts today and happens  
4 in a couple years.

5 And that will be -- I mean it's  
6 government at work, right? But it takes the  
7 community to get together to make the noise to make  
8 sure the County hears us. And we can be helpful  
9 there in terms of getting the word out to the  
10 community, but it really starts from a specific  
11 number in the community.

12 So great question. Thank you.

13 MR. APRLIE: Rich Aprlie, 5058 Portage  
14 way. Back to the water rights. I would ask that  
15 if we're going to -- since we just got granted the  
16 water rights officially, that if we're going to  
17 give away any water rights we, as a community, have  
18 a vote in that, not just the board.

19 MR. MUHLNER: Certainly understand.  
20 And our goal is to have total transparency on that.

21 MR. APRLIE: I would like a commitment  
22 for a vote, not just transparency. That's a big  
23 deal, water rights.

24 MR. MUHLNER: Sure, we hear you.

25 MR. APRLIE: Can I get that commitment?

1           MR. MUHLNER: You have our commitment  
2 to keep you absolutely informed.

3           Listen, we have to look at the rules,  
4 right? We have to understand whether any rules of  
5 the Association apply to this type of situation.

6           MR. APRILIE: I know of no association  
7 that there would be any rule against having a vote  
8 on something.

9           MR. MUHLNER: Nor do I.

10          MR. APRILIE: Well then we should be  
11 able to commit to that.

12          MS. PENNER: I wanted to touch base on  
13 this since I've been working hard on this as well.

14          So we have a water rights attorney who  
15 is -- helps us specifically with this process, and  
16 in speaking with Taylor my understanding is that we  
17 would continue to maintain that water right under  
18 our name. And what PWK would have access to is an  
19 easement agreement so that they could maintain  
20 their pump house but the agreement -- or the water  
21 rights would stay under our name. So that's my  
22 understanding with our attorney. But, you know, if  
23 for some reason it would need to, you know, go to  
24 PWK, I'm sure we could put it to a vote.

25          MR. MUHLNER: Are you satisfied with

1 that?

2 MR. APRILIE: Yeah, sort of.

3 MR. MUHLNER: Happy to talk about it  
4 afterwards -- and not to make it private.

5 Also just to make sure everybody here  
6 is aware, every one of our board meetings is open  
7 to any member or owner, and they're -- Maggie  
8 publishes when the board meetings are.

9 And all of these issues are discussed  
10 at board meetings, so we try to make sure that  
11 there's no surprises -- as well as all the minutes  
12 are published on the website. So we want to make  
13 sure that the community has the information and  
14 that we're obviously doing what's best for the  
15 community.

16 So we're aligned -- you may not feel  
17 that way right now, but we are aligned in doing  
18 what's best for the community.

19 MR. LOIACONO: Tony Loiacono, 5011  
20 Portage Way. I have to give a little bit of a  
21 story to tell you where I'm going.

22 I'm going to go back to Highway 40 and  
23 traveling east on Highway 40 turning left into our  
24 development. At the beginning of summer there was  
25 absolutely no paint marks or line marks, so twice I

1 was almost hit. I think because there's a lot of  
2 tourists in town, when they come that way they  
3 don't know that the lines go into two lanes and  
4 that we have a turning lane.

5 So one time I was almost side-swiped,  
6 the second time I was almost hit dead on. So I  
7 called the County and I told them that we needed  
8 lines put back there, and they said that they would  
9 do it, and they did it.

10 I asked them is it possible to put a  
11 yellow flashing light at that intersection just to  
12 let people know that there's some kind of exiting  
13 and entering at that intersection -- because now  
14 with all the lots being built and everybody's  
15 coming to the Flathead I think the traffic at that  
16 intersection is incredibly dangerous, and I just  
17 thought I don't know if that's something that the  
18 Board researches, or does a homeowner research it,  
19 or --

20 MS. PENNER: Tony, that's a great  
21 point, thank you for bringing that up. So I have  
22 contacted the State and I have contacted Helena,  
23 and she has been able to send me updates on  
24 construction plans throughout the valley, and we  
25 were originally slated to have an additional turn

1 lane added to Highway 40 between Dillon and 93, and  
2 then she emailed me saying that project was delayed  
3 until 2028. So that is the current projection, it  
4 was supposed to happen in 2026 and now it is 2028.

5 But I did at least see the plans from  
6 her. So if you ever need a map, there's a mapping  
7 system that shows all of the future construction  
8 plans in that area.

9 And I've also asked for a designated  
10 turn lane if you're heading west on 40 into our  
11 neighborhood and they said that at the time of the  
12 study that was not needed.

13 So, you know, our community -- voice  
14 your opinions to those in Helena so that we can  
15 have that added. You know, you guys can help make  
16 the wheels squeak.

17 MR. LOIACONO: I've seen yellow  
18 flashing lights at intersections where there's  
19 nobody crossing anywhere, which I find really  
20 weird. But they also said to me that it would take  
21 about two to three years for them to do the study  
22 on that. So we're basically on the same page then,  
23 Maggie, thanks.

24 MS. BURNS: Hello. My name is Lindsay  
25 Burns, and I'm on River Lakes Drive. I have a

1 question about our neighbors on Kallner -- and  
2 that's a private drive. So a couple weeks back I  
3 came off of our sidewalk and I was coming up  
4 Kallner and instead of coming onto the blacktop  
5 sidewalk I noticed some dogs and other neighbors  
6 walking their pups so I stayed on the road.

7 And I was running so I just was kind of  
8 heading out towards 40, or towards the end of the  
9 road. And I passed a woman that I didn't  
10 recognize, and as I passed her she yelled back at  
11 me that she'd appreciate it if I would use the  
12 sidewalk to run.

13 I didn't yell anything back because  
14 that's just not my personality, but as I kind of  
15 sat through those remarks I came home and I was  
16 like, I wonder why she yelled at me and if there  
17 was something I did wrong being on that road. I  
18 know it's a private road, but I was on the right  
19 side going out, avoiding dogs while I was running.

20 So just any feedback for what I should  
21 know or do? Because we look out at all those  
22 houses from our backyard on the other side of the  
23 road, and I just would love to know what you all  
24 think about that.

25 MR. MUHLNER: So that road is private,

1 but as Maggie just said, we have a 15-foot easement  
2 on that road, and it's for The Lakes Association.  
3 Some years ago we built that path right along our  
4 lake because that path is on our property, and that  
5 was as a result of some similar complaints that had  
6 happened in the past.

7 You have a right to be on that road  
8 because we have an easement, but the path was built  
9 for the purpose of avoiding the situation that you  
10 probably ran into.

11 It's also important to note that we met  
12 with members of Kallner Lane in the past about this  
13 same -- about this same issue, and it's not  
14 contentious. There -- from time to time people are  
15 in a hurry and they have -- we've heard the same  
16 thing, they've been challenged by people on their  
17 private lane, or unleashed dogs, or what have you.

18 If those things do happen in the future  
19 again what we would ask is -- and ask this of the  
20 community as a whole, let us know. Because we know  
21 a lot of those folks, and we can -- if we can  
22 figure out who it is -- there's only ten or so  
23 homes there -- we can place appropriate calls, and  
24 we'd just ask the question is there something that  
25 our member was doing wrong.

1           And so to everybody here, please do  
2 reach out. Maggie's always willing to take that  
3 call, and then we're always willing to support the  
4 community in any way we can to make sure we don't  
5 have those type of altercations.

6           So thank you for bringing that up.

7           MS. TAYLOR: Hi. My name is Stephanie  
8 Taylor, we're over on Tumblehome. A question about  
9 stop signs. What is the process for four-way  
10 stops? I know we got the new ones recently, but  
11 just curious about what it takes to get stop signs  
12 in our neighborhood.

13           We have young children, and we live  
14 right on the corner and see people fly through our  
15 neighborhood and wanted to know what that process  
16 is to get stop signs, speed bumps, anything to slow  
17 some cars coming through the neighborhood.

18           MR. WHEELER: Stephanie, I didn't hear  
19 the entire question about flying around -- it's  
20 something I can talk to Craig Workman about in the  
21 City. But part of the problem -- I know we've had  
22 issues with dogs in the past, and it's something I  
23 have -- you know, I can explore that further with  
24 Craig.

25           But I also think for what you're

1 saying -- it's people driving too fast; is that  
2 correct?

3 MS. TAYLOR: Yeah. With stop signs --  
4 like, what does it take to get stop signs?

5 MR. WHEELER: I don't know, that's  
6 something I'll talk to Craig about. Because I  
7 know -- there wasn't one out here, and he did get  
8 one installed, so I don't think it's impossible.  
9 And I have a good relationship with him, I'll talk  
10 to him about that. Okay?

11 MR. MUHLNER: Stephanie, right? So a  
12 past Board member, Jen Herrell, she spent a lot of  
13 time and energy on the stop sign issue and she got  
14 the stop sign put in here at the corner. So we'll  
15 check in with Jen and get back to you.

16 MS. TAYLOR: Awesome. Thank you.

17 MR. MUHLNER: You bet. Thank you for  
18 bringing that up.

19 Going once, going twice? Okay.

20 Again, just to reiterate a point, if  
21 there's something that is bothering you, please  
22 feel free to connect with any of the board members  
23 or with Maggie. It's important that we're  
24 answering your questions. Also feel free to come  
25 to any of our board meetings, we'd love to have

1 more than just the five of us sitting around a  
2 table, so everybody's welcome at any time. Thank  
3 you.

4 We're going to close this meeting at  
5 6:54. This ends The Lakes Association Annual Board  
6 Meeting.

7 We'd ask Rob -- as you know, and  
8 Dorothy, for you guys to hit the road so we can do  
9 the Canoe Club meeting. Thank you both for coming,  
10 very much appreciated. And thank you for  
11 participation in The Lakes Association.

12 (Whereupon, the proceedings were  
13 concluded.)  
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