



Meeting Minutes

April 2nd, 2026, at 9:00 am

Location: Canoe Club Media Room

Meeting of The Lakes Master Homeowners Association, Inc.

Meeting Facilitator: Maggie Penner

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

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

- I. Call to Order (Ted) 9:01am
- II. Review and approval of meeting minutes: 02/24/26, 02/27/26 Special Board Meeting
The Board reviewed the 02/24/26 meeting minutes and Ted motioned to approve, Rob seconded the motion and all were in favor. The Board reviewed the 02/27/26 special meeting minutes and Ted motioned to approve, Carrie seconded the motion and all were in favor.
- III. ARC Report – None
- IV. Maintenance Report (Tom)

Lake Level: The December rain brought the lake to 3" over full pool. I had been waiting for the chance of an extended hard freeze (temps. under 28°F) to be over to drain the lake. With the snow melt and the rain, the lake rose to 7" above full pool before it could start draining on March 16. As of March 30, it is down to 2" above full pool.

River Otter(s):

We had a community member concerned with the river otter(s) frequenting the lake.

I called the FWP (Fish, Wildlife and Parks) office and spoke to Jessi, the biologist in the Kalispell office.

- a. A river otter attacking a person is overall a low risk. There has not been a recorded incident in the Flathead Valley of a river otter attacking a person. A dog bite is a greater threat than a river otter attack. However, the female river otter can be aggressive when it is protecting its young.
- b. A river otter is only going to attack a dog when threatened. They do not come out of the water to hunt dogs.
- c. River otters are opportunists when it comes to den sights. They do not dig new dens or build lodges but use existing muskrat dens or beaver lodges. The Lakes HOA, built out as it is, makes it highly unlikely for a female to choose our lake as a nesting sight. The risk of a river otter being denned under a homeowner back deck is negligible.

d. River otters can travel 16 miles between water bodies. They are traveling between the Whitefish River and our lake. The females nesting site will be at the river where they will raise their young.

e. FWP does not relocate river otters. Seasonal licensed fur trapping is allowed; Licenses will be regulated so that an entire family will not be wiped out.

Upcoming:

Lake algae treatment is scheduled for the 1st week of May.

Erosion control behind the river pump house. The riverbank is slumping behind the river pump house.

Irrigation: Recommend not proceeding with irrigation upgrades this year at the club house due to the cost of other updates/ repairs.

V. Manager Report (Maggie)

1) Water Rights Update

- a) Emailed Taylor between Christmas & New Years and haven't heard back.
- b) Called this week to check in and she has been out of office this week while she is in court.
- c) Last update was 11/4/25 when we sent her out latest comments.
- d) Will have an update by the February meeting to move forward with The City and PWK.
- e) 02/24/26 UPDATE: See agenda and most up to date agreements for review. Next steps are final questions and reaching out to PWK & The City of Whitefish to sign and finalize.
- f) 04/02/26: Waiting for next steps, email from Taylor.

2) JCCS

- a) Taxes for 2025 were completed. Nothing owed for 2025. We saw a slight increase in the fees again this year.

3) Stop Sign at Portage & Tumblehome

- a) This was communicated to the city and will be installed this coming spring. Will remove from agenda when completed.

4) ARC Appeal

- a) Our last discussion regarding the ARC appeal was to request he contact the City and request a variance.
- b) Waiting for a response from email sent to member.
- c) 04/02/26 – Review response from member.

The Board would like to see a formal application from the member. The deadline of 04/30/26 still remains in place.

5) Former Presidents Committee

- a) We notified past presidents and asked for their interest by 03/23/26.
- b) We currently have 5 former presidents interested in joining the committee.
- c) What does the Board want to do with next steps?

The Board would like to schedule the first meeting in April. Manager will schedule once we know everyone's availability.

6) Lot Mowing & Weed Spray

- a) Vendors were reached out to in March and confirmed their rates for 2026.
- b) The rate for weed spraying will not increase this year.
- c) The lot mowing rates will increase by \$5 per lot.
- d) Notices for lot owners will go out with second quarter invoices.
- e) Members are required again this year to opt into the service rather than opt out.

7) Pond Treatment

- a) Tom has ordered the SonarQ pond treatment from Spokane and it will be delivered this week.
- b) We have to wait on treatment until the water reaches warmer temperatures. Treating the pond before weed growth can occur will result in ineffective treatment and weeds will continue to grow.
- c) Once treated, it takes 21 days to breakdown before irrigation can be turned on.
- d) Currently Tom's schedule typically allows for watering at the beginning of June.

The Board requests that next season we look at a 7-day Sonar A.S. treatment allowing for irrigation repairs to take place earlier in the season.

Ongoing Action Items (WIP):

1) Autopay Signer Update

- a. Bert is currently registered as the secondary person for initiating autopay. We need to update this to Carrie before we get to summer.
- b. I will reach out to the cash management office in Kalispell and have them reach out to get this updated

2) 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 currently – Waiting on feedback from maintenance.

2) Milling Driveways

- a) Members on the south side of RLD are upset that progress has not been made with the sidewalk milling.
- b) Public works 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.
- c) Public works notified us that their vendor will pick this back up Spring 2026.
- d) UPDATE: Public works director said the work is scheduled for May. Will send information to members once we have confirmed dates.

3) 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 started. Will likely need to purchase another edger in 2026 to complete the project.
- c) Jan 2026 – Tom repaired the edger and it's ready to go for the upcoming year.

VI. Financial Report (Carrie)

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

VII. Old Business

a. Review Maintenance SOP Binder

i. Review & plan future documentation

The Board would like the manager and maintenance manager to continue working on this documentation. Janet will help review documents as they are completed.

b. 2026 Project Planning

We do not have any capital improvement projects currently scheduled for 2026.

c. Water Rights Final Review

VIII. New Business

a. See Maintenance & Manager Reports

- IX. Open Forum – Rob Confessore (Monterra Representative) discussed the request for a meeting of The Monterra Board & The Lakes HOA Board after June 9th. The Lakes asks before we schedule a meeting, Monterra meet with the Public Works Department with The City of Whitefish and have a better understanding of the interconnectedness of the two communities. The Board also requests their dues are current before scheduling a meeting.
- Carrie noted that swings were hung in the forested area by Kallner Lane and Portage Way. The maintenance crew will be removing the swings.

X. Adjournment – 10:25am

XI. *Executive Discussion – Did not take place*

Upcoming Proposed Meeting Schedule: Tuesday May 12th @ 12:30pm