



Meeting Minutes

May 12th, 2026, at 12:30 pm

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), Janet Bristol, Yvonne Nanasi, Gregg Ibes, Jay Smith, Molly Hewitt, Steve Kane, Julie Hankinson, Peggy Beltrone, Charlie Hanson, Kay Schoof, Cheryl Wheeler, Dorthy VanGieson (Monterra Manager)

I. Call to Order (Ted) – 12:36pm

II. Review and approval of meeting minutes: 04/02/26

After reviewing the minutes, Ted motioned to approve, Bert seconded the motion and all were in favor.

III. ARC Report

a. Jeff Daniels has stepped down as ARC permanent member.

i. Recommendation for departing gift.

b. Julie Hankinson will move from alternate member to permanent member. Board needs to formally appoint Julie.

The Board appointed Julie Hankinson to be a permanent member of the ARC and Mike McMahon was appointed as an alternate member.

IV. Maintenance Report – None

V. Manager Report (Maggie)

1) Water Rights Update

a) 05/08/26: Taylor is reaching out to City of WF & PWK for first round of comments to work toward signing the agreements. Will reach out if she sees any major pushback.

2) 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.

3) Dunn Appeal

a) Our last discussion regarding the Dunn appeal was to request he contact the City and request a variance.

b) Waiting for a response from email sent to Dunn.

- c) 04/02/26 – Review response from Dunn.
- d) 05/08/26 – Dunn had a meeting with the building department and documentation of the deck has been sent to the head of the building department for review. Dunn will follow up when he hears back from the variance request to the City.
- 4) 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) Former presidents committee met on 04/17/26. When would we like to meet next?
- 5) 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.
 - f) Update 5/8/26 – All but one member opted in for the service in 2026. It was time consuming tracking down signatures for all of the lots.
- 6) 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.
 - e) Treatment of the pond will take place on Monday 5/11/26. Tom and Aaron were able to pressurize and work through repairs before the system shuts off for 3 weeks. Irrigation in the neighborhood will resume on June 1st.
- 7) Annual Garage Sale
 - a) Garage sale dates for the HOA have been set for Friday July 24th & Saturday July 25th from 9am-3pm.
 - b) We are again this year pushing the dates one weekend later in July to avoid Under the Big Sky.
- 8) Irrigation Review
 - a) See Attached Photos



b)



- c)
- d) Tom & Aaron have had multiple challenges prepping our irrigation system this year. Both the north and south neighborhood had challenging repairs.
- e) Tom found that some homes have not had proper sleeving done prior to driveways being poured.
- f) We may need to bore under driveways down the road to fix errors that happened years ago.

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) 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.
 - c) Craig notified us that their vendor will pick this back up Spring 2026.
 - d) Waiting on update from City as of 5/12/26
- 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. See Manager & Maintenance Reports

VIII. New Business

a. Pet Enforcement

The Board issued fines for a tenant who was unable to maintain control of their animal, which then became aggressive. The dog is required to also wear a muzzle when not on its property.

b. Water Rights Update

c. Monterra's Contributions

Various members of the community gave feedback to the Monterra representative and Monterra manager regarding the ongoing discussion of their required payment to the master HOA budget as outlined in the 2012 amended omnibus.

IX. Open Forum

X. Adjournment – 2:22pm

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

Upcoming Proposed Meeting Schedule: July 9th @ 2pm