Meeting Minutes

July 9th, 2026, at 2:00 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, Steven Tufts - Monterra Representative (Not Present)

Attendees: Maggie Penner (HOA Manager), Tom Miller (Maintenance Manager), Aaron Besser (Maintenance Associate)

I. Call to Order (Ted) – 2:02pm / 3:08pm

II. Review and approval of meeting minutes: 05/12/26

The Board asked for language in the minutes to be modified and will vote to approve the meeting minutes via email once updated.

III. ARC Report – None

IV. Maintenance Report (Tom & Aaron)

Completed Projects:

- Herbicide – we treated the lake on schedule. Walked Aaron through the process and was able to explain the whys and how to's.
- Irrigation repairs are complete for now.
    - Had tree roots cause 2 separate leaks.
    - Fixed irrigation line that contractor drove a t post through.
    - Fixed a leak on River Lakes Drive. The main line had a 'T' installed that leaked. The line from the 'T' ran under the sidewalk towards somebody's yard!?
    - Misc timer, solenoid and valve issues.
- We had two Aspen trees removed from Northern Lights Park. I think these are the last two that were slowly dying from the poisoning that happened 5 years ago.
- We were able to lower the lake level to be able to manage the storm water runoff. With the June rainstorm the lake started at ~3" below full pool and ended up ~3" above full pool after the storm.
    - We are required to monitor and maintain proper lake levels as part of the storm water management system servicing this community. Overfill on the lakes system

can result in damage to surrounding infrastructure. Including but not limited to home foundation damage, bentonite clay layer damage, and damage to surrounding landscaping.

- The first round of herbicide was sprayed along the curbs and gutters of the streets. I was able to spray Boats Landing Park as well.

On Going Projects:

- We installed one bollard at the path along River Lakes Drive (last fall) and one at the path at Boats Landing. I still have one to install at the path intersection at Kallner Ln. and the one to install on the boat ramp (about 20' in from the road to create a loading/ unloading area). Installing one at the boat ramp will only allow for hand launching boats.
    - There have been reported instances of motorized boats being launched into the lakes. In addition to signage, we are installing a physical barrier to prevent boat trailer access.
- Redo the landscaping at Boats Landing
    - Install geo cell fabric where rocks are sliding down the slope and haul in more rocks.
    - Install decorative driftwood
    - Install a small, raised planting area (Russian Sage) Possibly incorporate a bench or some sort of seating.
- Edging The Village and Red Eagle
- On going planting bed maintenance

Future Projects:

- Weed eat islands and along the bridge on River Lakes Drive
- Retaining wall at River Pump House and back fill eroded bank
- Stabilize the bank at River Pump House so the rest of the bank doesn't erode.
    - Ongoing hydrological issues from the Whitefish River are threatening to compromise the foundation of the pump house. This issue must be resolved before next winter season to avoid catastrophic damage to the building.

  The maintenance team decided to have Aaron take on this project with Ralph. It will take approximately 1 week, and Tom will work on regular HOA maintenance. The City of Whitefish asks we reach out to Flathead County Conservation District for any permits before work begins. This is planned for late August.
- Irrigation upgrade Prep.
    - Replace/ Reset irrigation boxes and/or lids that are damaged or 'floating' out of the ground.
    - Wire boxes together that are in close proximity to one another.
- Soda ash or lime treatment to areas where there is high concentration of Horsetail weeds.
- Concrete Repair at the entrance to River Lakes Drive at the base of the stone pillars.
- Aerate River Lakes Park and in front of the Town Homes.
- Stump Grind Stumps (5 in Northern lights park, 1 in the Village, 2 in Red eagle, 1 along River Lakes Drive.)

V. Manager Report - None

VI. Financial Report (Carrie)

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

VII. Old Business
a. Pet Enforcement
b. Water Rights Update
c. Monterra's Contributions

VIII. New Business
a. Pet Enforcement – Follow Up
The Board asked the manager to send out a warning letter to the tenant and owner regarding their pet requirements following a recent violation.
b. Elections
The Board asks that the manager include the call for Board members in her weekly email as we approach the Annual General Meeting this September.
c. Water Rights
Our water rights attorney is waiting to hear back from PWK & The City. She will reach back out and follow up with us when she hears back.
d. ARC Appeal
There is an outstanding ARC appeal, and we recently received an email update. The Board asks that the manager follow up and remind the owner we need communications from the City of Whitefish.

IX. Open Forum – Bert provided the Board with an update from The City of Whitefish. There is a shortage of actual stop signs and once those come in the four way stop at Portage & Tumblehome will be installed. Bert also informed the Board that Knife River has not given the Public Works Director a date for milling that is due to be completed on River Lakes Drive.

X. Adjournment – 2:40pm / 3:45pm

XI. *Executive Discussion – Took Place*

Upcoming Proposed Meeting Schedule: August 19th @ 2pm