



Meeting Agenda Homeowners

Monday December 28, 2009

6:00 pm Location: Canoe Club

3rd Meeting of the Lakes Master Homeowners Association, Inc.

Meeting Facilitator: Eric Payne

Board Members: Eric Payne, Jason Smith, Chuck Brown, Karley Connolly, Ryan
Gunlikson-absent

Attendees: Jessie Brousseau (HOA Manager) & Kim King (Accountant)

- I. Call to order (Eric Payne) 6:15 pm
- II. Review and approval of previous meeting minutes
[Board approved Dec. 15th board meeting minutes- will be posted on website](#)
- III. HOA Manager Report (Jessie Brousseau)

[Security](#) – No unauthorized entries were discovered.

[Satellite Dishes](#) – Received some letter of requests for location need to be reviewed by the ARC.

[Trees-](#) Bark rings were completed, encountered no issues with being planted in material they came in. Will be getting more bids this Spring for replacing trees.

[Accounts Receivable](#) – Currently have four liens filed.

[Snow Fence-](#) Has been installed and will hopefully alleviate some of the drifting snow.

[Bookkeeping-](#) I have taken on more accounting responsibilities, mailing out all invoices and accounts payables, filing liens, lien releases, making deposits, getting all the mail, going through bills and making sure they are in put into the correct entity. Kim and I are working very well together and keep each other in check.

- III. Canoe Club Manager Report (Jessie):

[Pool-](#) Pool Closing went pretty good, there were a lot of parts missing from last year that needed replaced. The pool heater broke down again before it actually was closed for the winter, repairs will be close to \$1500. I am looking into replacing the pool heater which will hopefully cut back on pool maintenance expenses. Summer went pretty good, a few minor incidents but for the most part went well.

Dry Sauna- The dry sauna is out of order I have Lyon Creek Electric working on it, they discovered the part and installed, to find another part that needed replaced, still waiting on second part. The parts are hard to find, but once they get the part they will be able to determine why the sauna is overheating, which caused the break down.

Heat- The heat in the clubhouse is not working properly have had VanDort heating out to determine what the problem was, the condensation line was freezing up we have left the attic door open and it is helping. The bathrooms get extremely warm and the fitness room is extremely cold, hoping that blinds will help alleviate some the problem.

Security- There were a couple of incidents where a young person was jumping or going around the fence and through the back door to gain access to clubhouse. I spoke with the parents and hopefully this will not happen again.

Maintenance- We do not have a maintenance person and I have a few things that need fixing, the theatre room has a broken chair, the front door does not latch, snow is coming through the side door, and refrigerator ice machine is not working properly. I have met with some people and have their hourly price but would like someone with a decent reputation for fixing things correctly, I have met with a few people but do not know there reputation.

IV. Financial Report (Kim King)

- V. Kim King explained financials for both the Canoe Club and the HOA. If anyone would like to see detailed financials please request to see them from Kim or Jessie. Motion was and voted on to allow Kim to clean up the financials where the Canoe Club owed the HOA and the HOA owed the Canoe Club.

VI. Old Business

- a. Article 7.5 needs to be amended to reflect a 1 year, 2 year, or a 3 year term-Dean Chisholm the attorney that wrote up the Original documents is working on the amendment and once it's completed Jessie will be sending it out in the mail in the form of a ballot.

VII. New Business

- a. Present HOA Budget

HOA budget was presented, discussed, and new annual dues declared, HOA members will be paying 27.70 month instead of 35.00 a month.

1. Member questions/comments

- b. Present Canoe Club Budget

Canoe Club budget was presented and discussed and new dues declared, Canoe Club dues will be 74.28 a month versus 78.00 a month.

1. Member questions/comments

VIII. Other Business

Member questions/comments

Guest passes- Members are allowed up to 10 guests for the off season (Sept 15th –May 15th) and 6 for the summer season (May 15th- Sept 15th)

House guests- As long as your quest is staying in your house-at the Lakes- they are allowed to use the clubhouse- at any point this is misused or abused it will no longer be and we will be forced to go back to not allowing this privilege. House guest is asked to sign in as just that, write member name and then mark guest.

Flowers- Canoe Club will not have the big flower pots outside this year.

Theater reservations- You can not reserve the theater room but if you would like to let Jessie know what day you are wishing to watch a movie and what movie it will be I will post it to let all the members know it is showing.

- IX. Adjournment 7:30 pm
- X.** Executive Discussion (*If necessary*)