



Homeowners Meeting Minutes

Tuesday December 28, 2010

6:00 pm Location: Canoe Club

4th Meeting of the Lakes Master Homeowners Association, Inc.

Meeting Facilitator: Eric Payne

Board Members: Eric Payne, Jason Smith, Chuck Brown, Karley Reason, Ryan
Gunlikson

Attendees: Jessie Brousseau (HOA Manager)

- I. Call to order (Eric Payne) 6:05 pm
- II. Review and approval of previous meeting minutes [Board will review at next Board meeting.](#)
- III. HOA Manager Report (Jessie Brousseau)

[Trees-](#) We replaced the trees that were dead in the Lakes Development, will be researching fertilizing so to make sure that they are able to survive and sustain a long life. _

[Streets-](#) Spoke with Denny from the City of Whitefish they are going to observe and see the best possible remedy for the fall of the pavement on River Lakes Drive where the bridge is.

[Grass-](#) We had some issues with the lawns this year, it was hard to keep them green and healthy, some of this was a consequence of bad sprinkler timers, the rest was a consequence of the weather. I spoke with Tru Green and they told me that we were not the only ones in the area having an issue with maintaining green grass.

[Banking-](#) We will be moving the Reserve account to Whitefish Credit Union and the Operating account to Glacier Bank, we currently bank with Mountain West Bank and they have recently closed their lobby, so to keep The Lakes Masters funds at a local bank and not stand the risk of having funds in a bank that may close their doors, the board has decided to move.

[Financials-](#) We currently have approximately \$8000 in over due AR, most of which is properties that we have liens on and hope to obtain the fund for if and when they sell or go to the bank. Otherwise all financials look good.

- IV. Financial Report – All financial reports will available per your request after the board approves them, but owners names and lot numbers will not be foreclosed.

V. Old Business

- a. Article 7.5 needs to be amended to reflect a 1 year, 2 year, or a 3 year term- The Lakes Masters attorney is drawing this up and adding it to the amended Omnibus, it is requested that when the ballot to amend the Omnibus is sent out that everyone will take the time to read through it thoroughly and place their vote.
- b. Monterra Issue-The long standing issue between Monterra and the Lakes Masters HOA had been resolved, the attorneys for both parties are working on the amended Omnibus with the resolution that has satisfied both parties. The amended Omnibus should be complete and ready to send out to the members to be voted on by mid January.

VI. New Business

- a. Present HOA Budget-presented by Eric and will be posted on the website.
- b. Member questions/comments

VII. Other Business

Member questions/comments

1. Is it possible to have 6 board members instead of 5? Answer: Yes, it would take an amendment to the omnibus and by-laws.
2. Is it possible to have the annual homeowners meeting in the Summer instead of December? Answer: If you would desire a change in the date of the meeting, we can add it to the amendment and have it voted on as well.
3. Is there something we can do about the weeds in the Lake and on the island? Answer: The weeds on the island will be sprayed before they get out of control, and we are doing everything we can to control the weeds in the lake, we are still experimenting to see what is going to work to maintain the weeds and not cause harm to the lawns, since grass is irrigated from the lake. We are also in the process of trying to get permission to install another aerator on the North side of the lake to control algae on that side.

VIII. Adjournment 6:40 pm

IX. Executive Discussion (*If necessary*)