

**Lakeside at the Resort**  
**Board of Directors Meeting Minutes**  
**Friday, January 11, 2019**

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, January 11, 2019 at 10:00 AM at LakeView Realty Lake Arrowhead Office.

<b>Directors participating:</b>	David Bloye, Pat Carter, Andy Lewis, Bob Agner, Linda Junker
<b>Management participating:</b>	Derek Leistra of Mountain Property Management Rita Rhilinger, Executive Assistant to Derek
<b>Members present:</b>	Richard Junker, Kelli Agner

- Meeting called to order by Dave at 10:02 AM. Meeting agenda handed out.
- A quorum participated.
- Discussion on new Secretary noting role and responsibilities. Bob was nominated, Dave seconded, Bob approved unanimously and voted in as new Secretary.
- Minutes of November meeting reviewed, Andy made motion, Linda seconded, minutes were approved unanimously.

**Management Report:**

- Snow this year and over the past couple of years has not been the problem it has been in the past so expenses have been kept low.
- Landscaping clean-up was done. Apple tree trimming will be added to landscaper's responsibilities.
- Street lights still not operating at Bldg. #1 and Bldg. #9. Floyd needs to rent a lift to access and replace light bulb at Bldg. #1. Bldg. #9 has an electrical problem. Floyd or an electrician needs to access a private attic in Bldg. #9 in order to repair.
- Locks have been purchased to replace the lower locks on both dock gates. Aaron will install. Locks at upper dock gates will be removed as determined not necessary.

**Old Business:**

- Replacement of address light boxes: Andy provided an update. He has been in contact with Mike. He told Andy that the original reflective Plexiglas he had purchased was not going to work as it dimmed the led light. He said he would purchase more reflective Plexiglass. Andy will follow up with Mike and send updates to the Board as the job progresses. It was mentioned that Mike was paid \$700 in advance of the total estimated completion cost of \$2125.
- Lakeside at the Resort sign replacement: Bob suggested that the sign be repaired with a new paint job rather than spend money on a new sign. Bob agreed to handle the repair. The Board agreed to postpone full replacement for now but still would like to see quotes for the two proposed signs that Derek presented at the November 8th Board meeting.
- Gate lock going into the resort needs to be repaired. Coming in from resort side works.
- Condo club card update: Andy has been in contact with Geoff Young of the resort but it has been difficult to set up an appointment as Geoff has not made himself available. Andy will continue to push for a meeting. Linda shared the Condo Club information from the original

purchase agreement; might be handy to share with the new management. We want the resort to provide the privileges that HOA members once had under the previous resort management. Andy said it might be beneficial to show Geoff the surveyors mark that shows where HOA property actually ends. Derek noted that the Resort does have a legal easement against our property. The fact that our property ends 8 feet into the resort side can help in negotiations as it illustrates the HOA's willingness to be neighborly and flexible with the resort.

- Front door lobby and front gate roster: Per Derek, roster boxes should have all been updated with new owner's names. Need to verify as there was a question whether the front entrance roster was actually updated.
- High water pressure issue: It was determined unanimously to be our top repair priority. Linda made a motion to proceed with necessary repairs and replacements immediately with payment from reserves; Bob seconded. Derek to contact BHI.
- Lobby heaters repair and replacements: After costs were reviewed, it was decided unanimously to table repairs and replacements until a future date. Determined this was not a priority at this time unless someone complains. The Board was not clear which lobbies did not work at all. Derek to contact BHI for clarification and to confirm that there is no danger in leaving heaters status quo.
- Landscape and Architectural committee search: Here are the members interested in joining one or both of the committees. Due to the small numbers it might be best to combine into one committee.
  - Architectural committee: Richard Junker, Andy and Marsha Lewis, Patrick and Georgann Lovejoy, and J.R. Roberts.
  - Landscape committee: Andy and Marsha Lewis, Patrick and Georgann Lovejoy, Robert and Heidi Selway.Bob will send email to those names above to confirm their commitment. He will pass along the suggestion of combining into one committee. Bob will ask J.R. Roberts if he would be willing to head the committee.
- Webmaster discussion: At the November 8<sup>th</sup> meeting, a proposal was passed that we would pay an outside service for website updates on as needed basis unless there was an HOA member willing to do it. No HOA members expressed an interest to take it on. Dave made motion to proceed with original proposal of using Rachel of Ruby Ray Graphics at \$150 an hour on an as-needed basis for the website updates, Pat seconded; passed unanimously. (For details refer to Nov 8, 2019 Board meeting minutes.) Derek said to notify him if we find inaccurate or outdated information and he would get the updates done.
- Regarding high water bill: There has been discussion regarding a proposal to access well water on the property. Derek noted that Andy Nielson, a past owner, did a lot of the investigations on this and there is much to consider: water tables, availability, quality, cost, and more. Additionally, there would still be a sewer bill as that is currently included in the LACSD bills. In the long run, this may save the HOA money. However, all agreed this proposal will require extensive and perhaps costly research to understand the pros and cons. This will remain an open consideration but no immediate action will be taken at this time.

#### **New Business:**

- Road "cinder" for owners use: Due to black ice and the steep hill going up to the gate, it was recommended that a bag of cinder or "Ice Melt" be made available to owners. It was suggested

that a bag or two be left in the enclosed trash bin area. Derek believes there may already be bags in the small locked room next to the trash bin. He will check with Floyd. On a side note, it appears only Floyd has a key to the small locked room. It was agreed that at least one Board member should have a key as well.

- Rounded exterior wall stone at entrance to unit 394 needs to be glued back in place. Derek to contact Floyd.
- Pat suggested a “punch” list of all pending work should be emailed to all HOA members with updated work status. Pat noted the concrete between buildings and sidewalks, cables hanging down, the fire equipment box being painted as examples of items from previous meetings that have not been addressed. Dave agreed the list should be maintained but not necessary to send out on monthly basis. It was agreed that some Board members and HOA owners would conduct a walk-thru immediately after the Board meeting. Andy suggested we update and prioritize the list.
- Bob to send out updated punch list as a result of walk thru.
- Derek suggested we reinstate the printed newsletter similar to the one Linda use to do. Derek suggested it should be printed on paper and sent out with dues mailings. Andy suggested to save paper and send via email. Idea was tabled for now as would be additional work for the Board.
- Suggested that board minutes should be posted on the HOA website. Minutes should be posted only after they have been approved. All agreed.
- Pat mentioned that the outside lights above the garages of her building are always on and should be added to punch list.
- Beach rocks and sand build up at Villa dock #1: Andy will contact ALA to discuss dredging as could be hazardous to boats in the front slips once the water level rises and the dock is moved closer to beach.
- According to the new fire marshal, the fire sprinkler system cannot be abandoned by the HOA as previously believed and therefore the system must be maintained. Our system uses glycerin, not water. There is potential for leaks in the black pipes due to corrosion caused by a micro-organism that lives in the glycerin. Black pipes outside of owner’s homes are the HOA’s responsibility to repair or replace. A motion was passed unanimously that black pipe repair or replacement will be made on as needed bases only.

### **Financial Review:**

Financials reports which included the balance sheet of December 31, 2018 and the Profit and Loss budget for 2019 were reviewed. There were suggestions for revisions to the budget. Andy made motion to pass the 2019 budget with noted revisions, Bob seconded, passed unanimously. Dave to send out updated budget with the agreed upon revisions.

### **Next Meeting:**

Friday, March 22, 2019 @ 10:00 AM. In-person meeting at LakeView Realty Lake Arrowhead office.

### **Meeting Adjourned:**

12:29 PM.