

**LAKE SIDE AT THE RESORT ASSOCIATION**  
**Board of Directors Regular Session Meeting Minutes**  
**Friday, January 13, 2023- 10:00AM**  
**27307 St Hwy 189, Suite 103, Blue Jay and via Video/teleconference**

**Board Members Present:** Bob Agner, President  
Andy Lewis, Vice President  
Fernando Igartua, Secretary/Treasurer  
Ross Davis

**Board Member Absent:** Patricia Carter

**Owners Present:** Tom Shewski – 372 Lake Resort Rd.

**Also Present:** Stacey Lippert, CAM, Desert Resort Management  
Marc Lippert, On-site Manager, Desert Resort Management  
Stacey Baker, CAM, Desert Resort Management

**Call to Order**

President Bob Agner called the meeting to order at 10:09 a.m. Stacey Lippert of Desert Resort Management introduced the new Community Association Manager, Stacey Baker.

**Confirmation of a Quorum**

A quorum is established.

**Closed Session Disclosure**

The Board will meet, if necessary, after the Regular Board Meeting to address delinquencies, legal, violations, homeowner request and personnel matters.

**Approval of Minutes – November 4, 2022** - B. Agner moved and A. Lewis seconded to approve the minutes as written. **Motion Carried Unanimously.**

**Approval of Financials October and November 2022** - Stacey Lippert provided the Board with the financials and a summary of the months and year-to-date. B. Agner moved and A. Lewis seconded to approve the financials as presented. **Motion Carried Unanimously.**

**Unfinished Business**

**Roofing Project Status** - Marc Lippert reported that the roof project is completed and the warranty is in place. The Board does not wish to replace the roofs of the carports at this time.

**Emergency Lights in the Lobbies** – Marc Lippert reported this project has been completed.

**Lobby Drywall and Paint** – A bid was reviewed to repair the drywall and paint in lobbies 1 & 2. At the time of inspection, no moisture was present and the repairs are considered cosmetic. DRM will request one more bid and confirming moisture reading from another vendor.

Rain Gutters and Drains – A bid from BRS for \$39,980 to install new rain gutters was reviewed at length. The bid includes new gutters on the carports. The Board would like to wait to replace the rain gutters on the carports until the roofs are replaced. After consulting with the vendor, this would be a \$11,000 reduction to the cost for an estimated total of \$28,980. A. Lewis moved R. Davis seconded to approve the BRS bid without the carports. President Agner will review any change orders. **Motion Carried Unanimously.**

Waste Management – Stacey Baker reported that the mountain areas of San Bernardino County are exempt from the ordinance which requires green waste disposal due to the composition of the plant material native to the area; additionally, Burrtec does not offer green waste collection service. The matter is considered closed at this time.

Hotel Negotiations (Condo Club Cards) - B. Agner and A. Lewis met with the General Manager of the Lake Arrowhead Resort and Spa, Rick Kinert, regarding the club card status for condo owners. It was reported the existing cards and terms will remain in place until further notice.

Parking Violations - Discussion ensued regarding towing enforcement and parking passes for the guest parking spaces previously used by Burnt Mill dock owners. DRM will create tow warning signs for first time offenders and enforce towing for repeat violators. New laminated guest parking passes will be made and distributed for condo owners (2 per unit).

Lock Issues - Marc Lippert reported Burkitt's Lock and Key is waiting on a new lock body to repair the broken lock at the path and expects it by the end of the week. Homeowner Tom Shewski provided a detailed assessment of the locks which need new chains and/or repairs. DRM will forward the report to the locksmith for completion.

### **New Business**

Rules and Regulations – A discussion of adding a rule regarding smoking on common area ensued. Complaints that owners and guests have been smoking cigarettes and marijuana on their decks have been received. A. Lewis moved and B. Agner seconded to send out a proposed rule change for member comment banning smoking on any common area including decks and balconies after the specific language is approved by the Board. **Motion passed with three ayes and one nay from R. Davis.**

Further discussion of a fine schedule will take place once more information on Civil Code hearing requirements is gathered.

Fallen Tree Top – Balcony and Rail Damage – Cumorah Tree Service is scheduled to remove the fallen tree top on Thursday, January 19<sup>th</sup>. Additional work was requested to remove an additional downed tree for a total cost of \$2,700. A. Lewis moved and F. Igartua seconded to approve the tree work for \$2,700. **Motion Carried Unanimously.**

DRM will contact ALA to remove a fallen tree on the ALA walking trail near marker S122.

Lakeside at the Resort Regular Meeting Minutes  
January 13, 2023

2023 Reserve Study – The 2023 reserve study is on the third-year cycle requirement for a full site inspection. DRM will request a proposal and work with President Agner to ensure all recent capital improvement projects and common area assets are properly incorporated into the study.

**Reports**

Dock Update – Dock Captain R. Davis reported on significant dock damage and Villa 1 Slip 6. Bids will be solicited for replacement. Dock boxes on Villa 2 will be painted in spring after a bid from an ALA approved contractor is approved.

Landscape Committee – No report.

Architectural Committee Report – No report.

Website/Tidbits – Tom Shewski reported he will be providing the next edition of Tidbits in March 2023. The website is no longer active and F. Igartua will provide homeowner resources and documents previously available on the website to DRM to post on Town Square.

**Homeowner Open Forum**

All homeowner concerns addressed in previous agenda items.

**Next Meeting**

March 17, 2023 at 10AM – physical location to be determined with a video/teleconference option.

**Adjournment**

The meeting adjourned at 11:50 AM.

---

Attested by: Fernando Igartua, Secretary/Treasurer

Minutes prepared by Stacey Baker, CAM, Desert Resort Management