

# **LAKE SIDE AT THE RESORT ASSOCIATION**

## **Board of Directors Special Meeting**

**Friday, February 4, 2022**

**Via Go To Meeting Only**

**Board Members Present:** Dave Bloye, President  
Andy Lewis, Vice President  
Bob Agner, Secretary/Treasurer  
Pat Carter  
Fernando Igartua

**Also Present:** Stacey Lippert, CAM, Desert Resort Management  
Marc Lippert, On-site Manager, Desert Resort Management  
Georgeann Lovejoy, 364 Lake Resort Rd.  
Coleman Swart, 392 Lake Resort Rd.  
Wayne Czubernat, 342 Lake Resort Rd.  
Patricia Manjarrez, 302 Villa Way  
Robert & Heidi Selway, 362 Lake Resort Rd.

### **Call to Order**

Dave Bloye, called the meeting to order at 10:04 a.m.

### **Special Assessment for Roof Replacement**

Dave Bloye reported that the Board of Directors has approved the Capital Improvement of Roof Replacement due to defects in the roof. The roof was inspected by two independent contractors and both contractors came to the same conclusion; the roof(s) require replacement and recommendation was a full tear off and re-roof. The original roof was installed in 2004 and apparently was not installed with proper ventilation. This caused moisture in the wood and has caused dry rot in many areas. Over the years, the roofs have been repaired on an as needed basis. The purpose of this meeting is to answer homeowner questions and set a date for a special meeting regarding how to pay for the roofs. The Board would like a Special Assessment to fund the project as there are not adequate funds in the reserve account to cover this expenditure.

The Board has received three bids and has chosen, BRS Roofing as the lowest responsible bidder. The total project, which includes a 15% overage due to unknowns is \$464,400. The roofing material is Grand Sequoia Shingles with a 40 year warranty and a 25 year workmanship warranty. The roofs on the carport were also inspected and do not require replacement. The color of the new roofs to match the carports as closely as possible.

### **Homeowner Forum**

***Are the roofs leaking?*** Yes

***Is there any recourse against the roofing company?*** No

***Is this a complete tear off and replacement of all roofs?*** Yes

***Will the HOA commit to the annual maintenance?*** Yes

***What is the timeframe for completion and does the bid include haul away?*** Yes, the bid includes haul away fees. The anticipated timeframe is 60 days.

***How old are the roofs?*** Placed in 2004 with repairs throughout the years.

***Do all roofs need to be replaced?*** Yes

***Were the roofing contractors who inspected the roofs also bidders on the roof? Can we get a home inspector or independent roofer to review the roofs? Concerned that the roofing companies only found defects because they were hoping to bid the project.***

Dave Bloye – Two independent roofing contractors reviewed the roofs and came to the same conclusion. No, a home inspector will not be hired to do another roof assessment. The Board has reviewed the information, and as elected officials by the homeowners, have prudently reviewed and assessed all of the information. They have come to the conclusion that these roofs require replacement before additional damage is done, whether it be a leak, higher costs due to more rot, or any other factors. It is imperative that the property be maintained in a safe and efficient manner to ensure the investment of all owners is taken care of.

***Will there be full access to the units during the project?*** Yes

***Will the proposed assessment cover the cost to replace the roofs?***

Marc Lippert – BRS Roofing will supply a team of contractors and he anticipates more than one building being started at the same time. As a roof is torn off, a crew will be roofing. The entire project is anticipated to be completed in sixty (60) days barring no unforeseen weather events. Roof permits for all buildings will be obtained from the County of San Bernardino. The overage of 15% has been factored into the bid. The roofs, on all buildings, will be completed. This is not a year or multi-year project. His experience with Edgewater, which was much more difficult to access, ran smoothly and in a timely manner. All of these roofs are easily accessible, and he does not anticipate any delays or major issues or overages.

**Select the Date for the Special Meeting** - The Special Meeting Date is set for Friday, March 18, 2022 at 10AM.

**Select an Inspector of Elections** – Dave Bloye asked if they were any volunteers to act as the Inspector of Elections. If none, Stacey Lippert will hire an outside contractor to perform the duties as required.

**Assessment Amount for the Project is \$464,400** - Dave Bloye reported that the vote by the homeowners will be to decide if they will fund this project with a Special Assessment or if a bank loan will be secured to fund the project. If a bank loan is secured, annual monthly dues will be increased by 20% for the foreseeable future, until the loan (with interest), is paid off. The Board has proposed two payment options:

1. Pay the full amount of \$13,665 per unit by May 4, 2022 OR
2. Pay \$14,000 (includes \$335 for administrative costs) – in 4 equal installments of \$3,500 due May 4, 2022, September 4, 2022, January 4, 2023 and May 4, 2023)

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Board members expressed their role in determining that the roofs required replacement. An initial report was received stating the roofs required replacement, they got a second opinion. It was not a decision taken lightly and all factors were reviewed. They thanked the homeowners for sharing their concerns, as they too, had similar concerns. They encouraged each owner to review the reports and photos provided by the roofing contractors. They also encouraged each owner to cast their ballot.

Andy Lewis moved [2<sup>nd</sup> Pat Carter] to adjourn the meeting at 10:52 AM. **Motion Carried.**

Respectfully submitted,

Reviewed & Approved by:

  
Stacey Lippert  
Community Association Manager

Desert Resort Management