

Lakeside at the Resort Board of Directors Meeting Minutes
Tuesday, February 21, 2017

A Meeting of the Lakeside at the Resort Homeowners Association Board was held on Tuesday, February 21, 2017 at 4:00 pm by GotoMeeting. A quorum participated.

Directors participating: Erick Bickett, Pat Carter, Carolyn Swart, and Linda Junker
Directors absent: Andy Nielsen
Management participating: Derek Leistra of Mountain Property Management
Members present: Rich Junker - Dock Captain and Homeowner of 396 and slip on Villa 1
David Bloye, Homeowner of 334 and slip owner on Villa 2

Dock Report – Rich Junker explained that Villa 2 was built 10 years ago, by a company that had never built docks before. Unfortunately, Villa 2 Dock was not built to withstand the intense wave action of Lake Arrowhead. Rich reviewed the 3 estimates for replacing the current Villa 2 Dock, due to the Arrowhead Lake Associations calls and letters about their concerns of liability and safety. The three companies that submitted bids were Arrowhead Docks, Kiwi, and All American Docks. (see attached 3 bids and a comparison chart of those bids) Rich said that ALA permits would cost \$5,200 which is included in all 3 estimates.

Arrowhead Docks proposal is \$149,200.

Kiwi Docks proposal is \$170,000.

All American Docks proposal is \$132,675.

Rich pointed out some of the differences in the 3 proposals, (again see attached). We have used Arrowhead Docks for many of the dock repairs over the last few years. They have been responsive and good, but were only able to reweld and “put bandaids on the large problems”.

Arrowhead Docks would construct (16) 10’x22’ slips in a dock with 48” fingers at the front and end fingers and 36” fingers for the rest of them. The main walkway would be 8’ wide. Trex decking would be used throughout. 6 – 7 cletes for each slip (whatever is needed).

- uses 5 ½ “ beams while the others use 3 ½” beams
- uses thru bolt connections and locking nuts
- uses steel torque tubes in fingers bolted w/ 3/8” galv. bolts to prevent fingers from twisting
- (2) 45 degree angles at the front of the slips for more stability and strength
- Rounded corner finger ends
- Specializes in large multiple slip docks on Lake Arrowhead
- Very experienced in multiples, over 23 years
- If ALA approval is obtained by 4/1/2017, the new Villa 2 could be completed before Memorial Day Weekend.

The cost would be \$5,200 for ALA permits, \$6,000 to demo the current Villa 2, \$138,000 to build the new Villa 2 ---for a total of \$149,200. Linda moved that we accept the Arrowhead Docks estimate. The motion was seconded by Pat Carter. It passed unanimously.

Derek read from 2016 Condominium Bluebook - An Overview of California CID Law – (pages 52 – 53)
Emergency Assessments Section VII. A. Establishment and Imposition of Assessments

5. Emergency assessments, either by an increase in regular assessments or the levy of a special assessment, may be imposed without prior member approval in the following three circumstances:

- (1)
- (2) An extraordinary expense necessary to repair or maintain the common interest development or any part of it for which the association is responsible where a threat to personal safety on the property is discovered.
- (3)

After much discussion, it was decided that Villa 2 breaking apart is a safety issue that ALA is extremely concerned about and we'd have considerable liability for it. Therefore it would qualify for the Emergency Assessment without prior member approval, as described in (2) .

The 2016 Budget Shortfall Issue, (\$19,000), due to Professional Legal Fees and water damage was also discussed. We were unable to make all of the designated monthly deposits to the Reserve Account. Pat moved to approve the emergency assessment of \$5000 per Homeowner for a total of \$170,000. to replace Villa 2 and the 2016 Budget Shortfall of \$19,000. Carolyn seconded the motion and it passed. The Emergency Assessment could be paid in one payment of \$5,000 up front or \$500 monthly for the next 10 months.

Derek has contacted a company to work on the Lakeside at the Resort Reserve Study. It should be completed shortly and will be distributed to all homeowners. New homeowners receive a copy at the close of Escrow.

Carolyn moved to raise the HOA monthly dues by \$50 a month to be \$470. thus covering the projected 2017 Budget Shortfall. Linda seconded the motion and it passed unanimously.

David Bloye suggested writing a letter to all homeowners explaining the 3 problems that the Board is facing:

1. Emergency Assessment for replacing Villa 2 Dock
2. Raising dues for the Shortfall
3. Might have to go back to the homeowners for repair of the new Burnt Mill Beach Road. We are currently dealing with the contractors.

Erick will draft a letter to be sent to all homeowners. First, he will send it to Board members for their opinions and feedback .

The Board members thanked David Bloye for participating in our meeting today. He was asked if he would consider being an additional Lakeside at the Resort Board Member. David accepted being added as a member of the Board.

The meeting was adjourned at 5:10 pm.

The next regular Board meeting was scheduled for 4:00 pm, Tuesday, March 21, 2017 by GotoMeeting.

Respectfully submitted,

Linda Junker, Secretary