

LAKESIDE AT THE RESORT ASSOCIATION

Board of Directors Open Meeting Minutes

Friday, January 14, 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
Shewski, 372 Lake Resort Rd.
Lovejoy, 364 Lake Resort Rd.
Glavaz, 346 Lake Resort Rd.
Kazakian – 358 Lake Resort Rd.
Toy – 374-376 Lake Resort Rd.
Milward - 304 Villa Way
Manjarrez – 302 Villa Way

Call to Order

Dave Bloye, called the meeting to order at 10:15 a.m.

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 – January 14 , 2022 & February 4, 2022 - Bob Agner moved [2nd Pat Carter] to approve the minutes as written. **Motion Carried.**

Approval of Financials December 2021 and January 2022 – The Board reviewed the financial reports and a few questions were asked and answered. Bob Agner moved [2nd Pat Carter] to approve the financials as presented. **Motion Carried.**

Unfinished Business

Paint Update – Marc Lippert reported that Fox Painting had done some of the painting but, weather had delayed the completion of the project. He will be meeting with the painter to review the areas not completed. It was noted that no invoice has been received for this work as it is not completed.

Mr. Kazakian left the meeting.

RFP for Landscape Contract 2022 – Marc Lippert reported that 3 bids had been received; Big Red (current landscaper), Rios Landscaping, and Village Nursery. He provided an analysis of the three contractors. He recommends awarding the contract to Village Nursery for several reasons; the prices are the lowest in most areas and include monthly irrigation checks in their monthly bid. They were higher on the pressure washing for the docks but, we can always award that portion of the contract to someone else. A discussion ensued regarding the washing of the docks and it was the consensus to eliminate that portion. In addition, Village Nursery is the snow removal company so, they are already familiar with the complex.

The Board was advised that the entire property will be maintained including the bottom portion of the property to the ALA trail. This should be done not only due to aesthetic reasons but, also for fire mitigation. There are a lot of pine needles from years of accumulation that must be removed. One reason the Spring Clean up costs is so high (\$3,850) is because the property has not had a major clean up in many years. The Board would like to provide the landscapers with pictures of how the landscape used to look and convene a meeting of the landscape committee to review annuals for planting, bushes, etc.

Marc Lippert also reported that the successful bidder will have one day a week at the complex rather than having someone there for a few hours several days, they will come in, get the work done in one day, and leave. The landscapers will have a scheduled day onsite which should not vary unless there is a holiday or some other reasonable reason for a change. It was again stressed that once the roofs are installed **no one is to be on the roof unless approved by the management company. Landscapers will not be on the roofs.**

Pat Carter moved [2nd Fernando Igartua] to award the contract to Village Nursery. **Motion Carried.**

Stacey Lippert will contact the current landscaper and let him know that his services are no longer needed.

Owner Elizabeth Basu at 378 Lake Resort Rd. joined the meeting.

Fire System Maintenance – Marc Lippert reported that all the work to maintain the fire system has been completed. He explained that this does not fix the long-term issues but, the system is functioning.

Bob Agner stated that there is a leak, presumably from the Fire System at building 6. The valve is leaking and there are stains on the artificial rocks. He will send picture to Marc for reference.

Roofing Project Status – The assessment has passed, and we will begin the review process of the contract with our attorney and hope for a start date of June 1, 2022.

Emergency Lights in the lobby(s) Marc Lippert reported that the electrician he wants to use has had some health issues. He will obtain a bid to get these lights fully operational.

Resort Issues – Dave Bloye reported that there are no current issues with the Resort.

New Business

358 Request for Tree Trimming – The owner has requested to have several limbs removed from a tree near his property and a tree on ALA property. No approval is granted on any tree not owned by the HOA. There does not appear to be an issue with this tree and it appears to be far enough away from the deck/roof as to not cause an issue. After a lengthy discussion, it was the consensus of the Board to deny this request; however, let the owner know that he may contact an Arborist and provide the HOA with the written report regarding the health and safety of tree, for review by the Board. **Motion Carried by Consensus.**

Request for plants/trees between Building 9 and Burnt Mill – Stacey Lippert reported that she has received a request from an owner to plant in this area due to the noise created by the Brewery business and the usage of the Burnt Mill Beach Club. This request will be added to the landscape committee for review.

Request for carpet cleaning in the Lobby(s) – Stacey Lippert reported that an owner had requested the cleaning of the carpets in the lobby(s). The Board discussed this request and agreed that the lobby carpet (on the stairs) should be cleaned a minimum once per year. The instructed Stacey Lippert to have this done and add to the annual tasks to be done every May and perhaps another time, if needed, throughout the year.

Gate Damage/Repair – Stacey Lippert reported that an owner had contacted her to report that a family member had hit the gate. The gate was repaired, and the owner has paid the bill.

It was noted that the gate remote controls are not working but, the keypad is working. Stacey Lippert will have the gate company back out to fix the gate.

Board Elections – Dave Bloye and Pat Carter's terms are expiring this year. An annual meeting will be held to fill these two seats.

Reports

Dock Update - It was reported that the recent welding of Villa II is coming apart. Board members will get with Jayna Morgan to discuss this issue and ensure that the Dock Captain is proactive.

Landscape Committee – The Board discussed the snow plow issues and the curb damage. In the past, the Snow Plow company would repair what had been damaged. Marc Lippert reported that he had recently met with the snow plow operator and showed him where to place the snow when plowed (the 4 parking spaces and at the end of the cul-de-sac). He also reported that when there is too much snow, this simply is not feasible. He will discuss the curbs with the snow plow company but, is doubtful that they will incur this cost.

Pat Carter asked if it would not be more economical to wait and repair all curbs when the paving is done. The answer is yes; however, we will try to get at least a temporary fix for these curbs.

The landscape committee will meet as noted above.

Architectural Committee Report – Andy Lewis reported that one application was received from Bob Agner to resurface his deck in the same material. This application was approved.

Bob Anger noticed a deck with carpet and a block of ice still on it. Owners should be notified to remove carpet at the end of the season to keep the integrity of the decks.

Punch List/Annual Tasks – Marc and Stacey already provided updates; this can be removed from the agenda.

Calendar of Tasks Review/Discussion - Dave Bloye continues to update the calendar of tasks as needed

Management Report – No action on this item.

Homeowner Open Forum

Elizabeth Basu inquired how to obtain a gate remote. She will contact Stacey for this item, they are \$30.

Tom Shewski asked if he could add the remote-control cost in the Tidbits so that the owners will know how to obtain extra remotes, if needed. Yes, he can.

Next Meeting

The next regular Board meeting will be announced as it may be the annual meeting. More information to follow.

Adjournment

Andy Lewis moved [2nd Pat Carter] to adjourn the meeting at 12:02 p.m.

Respectfully Submitted,

Desert Resort Management