

**Lakeside at the Resort**  
**Board of Directors Meeting Minutes**  
**Friday, March 20, 2020**

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, March 20, 2020 at 10:00 AM. Virtual meeting was held via GoToMeeting.

**Directors participating:** David Bloye, Andy Lewis, Pat Carter, Linda Junker, Bob Agner  
**Management participating:** Derek Leistra  
**Dock Master:** Rich Junker  
**Guest:** Marsha Lewis, new Landscape Committee Chairperson

- Meeting called to order by Dave at 10:00 AM.
- A quorum participated. All participants called-in by phone.
- The first section below are the topics that were addressed during the review of January 31, 2020 meeting minutes. Once the review was completed, Bob motioned to approve, Pat seconded. Minutes were approved unanimously.

**Points discussed from Minutes of Jan 31 2020 meeting:**

- Landscape update:
  - JR Roberts moved and is no longer Chairperson. Marsha Lewis has assumed the role of Chairperson. Reviewed all the points previously discussed with John the landscaper. Dave asked for update regarding estimate for adding new valves, new pipes, and repairing leaks. Andy responded he had not yet received estimates from John.
  - Erosion efforts using cement bags: Pat was concerned this would not be an effective solution. Andy said he has not seen any new erosion so best to wait and see over time how effective it is.
  - Down tree near trash building: Derek talked to John about getting it cleaned up. John said the weather has kept him from getting all the downed limbs cleaned up.
  - Per Linda the hole in the curb in front of Building #1 has not been repaired and has been there since April 2019. John told Andy he plans to cover it.
- Overall complex work:
  - Per Derek, Floyd is not working as often as usual in order to limit his exposure to people.
  - Floyd picked up signs for the docks. Bob checked and they are now attached.
  - Grout on Building #8 not yet done.
  - Painting on trim and carport eaves has been completed.
  - Have not yet addressed abandoned cable and telephone wires yet. (Punch list item.)
  - Unit 316 meter cover hazard repair. Per Pat, city workers came out to inspect and said they will submit their report to head office. Work not done. (Punch list item.)
  - Electrical room mildew. (Punch list item.)
- Prior Management report review from January minutes:
  - Three roof leaks have been repaired. No new problem reported.
  - Dock code locks have been converted to key locks.
  - Derek's contract has been renewed to January 2021.
- January minutes review of new business:

- Light fixture changes at gate entrance: Linda to send pictures of replacement lamps that are bigger and bolder for the board to review. She asked others to also submit suggestions.
- Gate between Building #2 and Building #3 has been repaired. The lock situation still needs to be addressed. Code is required to get on the trail from condo side but there is no lock on the trail side. There is no plate to prevent screw driver or stick from pushing open the lock from either side. (Punch list item.)
- Regarding Resort Hotel: We believe Benchmark is still owner. For the time being Geoff Young is still there.
- Dock repair Villa 1 not yet completed per Richard. Weather has hindered completion. Will schedule in drier weather. (Punch list item.)
- Annual meeting will not change this year but may move to May or June in 2021. Board to decide next meeting and send out ballots prior to annual meeting for owners to select their choice for 2021 meeting date.

### **New Management Report:**

- Derek mentioned there are many changes in the Davis Stirling HOA rules. One is that all balcony and decks must be inspected at least once every nine years by a licensed contractor or architect. Derek said some of the decks are “soft” and most likely rotted. The board needs to determine whether the owners or the HOA are responsible for decks below the surface.
- Need new reserve study this year. Now must be every 3 years. Board agreed to hire the same company that conducted the last one. Derek to provide bid for Board to review and approve.

### **Financial Review:**

- The Financial reports as of February 29, 2020 were reviewed.
  - Pat asked for clarification of legal expenses for prior month. Per Derek there was legal research and a letter created regarding the shared maintenance agreement of the road to Burnt Mill between HOA and Lake Arrowhead Brewery.
- Bob motioned to accept financial reports, Pat seconded. Motion passed unanimously.

### **New Business:**

- **Rules and Regulations review.** Dave requested feedback of certain topics of the Rules and Regulations. He wanted to make rules clear so they are not left to owner’s interpretations.
- Finalized agreement on minimum time for rental/lease to be 6 months.
- Screening on balconies: Board members said it hasn’t been a problem but owners need to get approval through the Architectural committee.
- Owners need to provide rules to tenants. Dave wants this point emphasized by bolding the text and using larger font.
- Point 4 and 5 for pet owners: Board agreed to leave in the rules as is.
- Dock rules: Board voted down the need to add sentence for clarification that tenants do not have dock rights. Instead the Board approved sending prompt letter to owner to address with tenants when problems occur. This point should be on the agenda for annual meeting.
- The hills between Resort and Condos require maintenance: The Board, with Resort management’s cooperation, needs to determine where to draw the lines of responsibility.
- Andy motioned to plant three Maple trees, two across from Building #5 and #6 and one at the front. Estimated of \$865.00. Bob seconded it. Passed 4 to 1. Andy will ask John to plant when weather is good.
- Derek suggested we address our concern with the Resort that their gutters need to be kept clear to prevent erosion and mud flow in the area across from Building #5 and # 6. Bob to contact

Geoff Young and show him the area of concern. Dave will continue to try and contact Geoff as well.

- Andy asked Travis at new brewery to share cost of planting trees between Building #9 and brewery. Travis is not able to make that commitment at this time.

**Next Meeting:**

The next Board meeting is scheduled for, Friday, May 22, 2020, 10:00 AM to 12:00 PM. This most likely will be another virtual meeting.

**Meeting Adjourned:**

Bob motioned, Andy seconded, passed unanimously. Meeting was adjourned approximately 12:10 PM.