

**Lakeside at the Resort
Board of Directors Meeting Minutes
Thursday, May 17, 2018**

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Thursday, May 17, 2018 at 4:00 PM by GotoMeeting. A quorum participated.

Directors participating: Erick Bickett, Pat Carter, Linda Junker
Directors absent: David Bloye
Management participating: Derek Leistra of Mountain Property Management
Members present: Carolyn Swart, Andy Lewis, Richard Junker – Dock Captain

Minutes: Derek mentioned that the March meeting minutes were not available due to personnel changes. They will be made available with these (May) minutes for approval for the next meeting.

Management Report:

- Derek mentioned there are two properties for sale: Larry Putnam's @ \$639,000 and the Carver's @ \$699,000 – likely a middle unit with a garage. Both are two-bedroom, two bath units.
- Derek finally got ahold of Geoff Young at the Resort (a different GM name then mentioned in the past.) Geoff requested that Derek give him a few weeks to acclimate and review the Condo Club docs that were left for him. Derek will call within the next week to try and set up a meeting to include Erick as well.
- Necessary to review Senate Bill #721 that is in the works that may affect us. SB-721 has largely to do with balconies. The bill will require inspections of any building with three or more residential units, including HOA's, that have balconies, walkways, or any other similar elevated building structures and their associated supports and components that extend beyond exterior walls of buildings that are more than six feet above the ground. Initial inspections to be completed prior to 2023 with subsequent inspections every six years. Up to 300 days from inspection to make any repairs. Will be on the ballot this fall. No impact for us yet.
- Met with new landscaper and discussed complimenting existing perennials with something of color. No specific flowers were named. He'll be starting Monday and work will be completed before Memorial Day. His name is John Tevarez, Big Red Yard Service. Recommendation made to add Petunia's.
- Still having trouble with the last light pole near Building 9; there is no power to it. Discovered it may be easier to run new power rather than troubleshoot because there are at least five or six junction boxes that are very difficult to access. Derek will send email when we have estimates for repair.
- Erick mentioned the need for slurry coating. He will send an email to his contact for a slurry/stripping bid. Derek will get a competing bid once he receives that from Erick to be sure it applies.
- The blocked drain cover at the end of the cul-de-sac has been bumped into again, after two major repairs and nothing has been addressed. Floyd recommended another pole in front of the rock. The chances of getting the Resort to pay are slim to zero. Erick will call Geoff Young and leave a strong message about their access and lack of accountability to us for repairs. If no movement, continued access will be denied and they'll be locked out to Lakeside.

Suggested that this may be better in a face to face neighborly conversation. They still need to be deadlines due to our history with past General Managers.

- Pump station repair has been completed.
- Slurry coat has been discussed. Requested that Erick's contact also include the diverters (speed bump type things) be included in his bid.

Financials:

Report reviewed. Budget reviewed. Glen's outstanding dues balance on both of his units reviewed again. Erick emailed him as we discussed.

Off subject but Derek mentioned to Linda that he gave the Putnams Richard's number because of their issues with Racoons, etc. on their dock and in their boat. This really is not an HOA issue. Suggested that Derek relay to them that it is not HOA's responsibility and recommend they call an exterminator.

Punch List Review:

Monthly Calendar of Tasks Review:

- June-Lobby bulbs are ongoing checks. BHI plumbing is coming out next week for the rootering of the sewage lines.
- Rain gutter problem on 394 – Derek has received permission to work on the unit; unsure if it has been completed.
- As mentioned earlier, Geoff Young is new GM of the Resort. Waiting for a meeting, Derek will call beginning of next week.
- Derek has asked that the website go "LIVE." Erick's comments are in "About Us." Suggested that rather than administration inputting information, that a link be sent to the owners for registration. This will ensure current information. Derek will send the email with the link. We do need to address who will be updating the content under "News," "Upcoming Events," etc. The site will take a couple of days to be completely Live.
- Dave at Trinity reported that there are two ways to correct the road. One, he can dump dirt and compact it, add plants or something to keep it in place. He really recommended that we put a short stem or retaining wall in. Derek told Dave he needs the bids for both options. Discussion about how serious ALA is about buying the property/road. Erick requested Brian Hall information to contact.
- The sign company sent the address signs to Derek. They were wrong and did not fit. This is not going to be an easy fix. Erick suggested a sign company rather than an electrical company to deal with this. Derek will call Neuart Studio. Discussion about back lit versus spot light on numbers. Andy mentioned that he fixed his own, noting that they were installed improperly. Clarified the biggest problem is the cracked lenses. Andy will do some checking on a fix as well.

Walk-around punch list review:

- Street light discussed already.
- No bid on sandblasting yet.
- Rain gutters are done or in the works.
- Addresses discussed already.
- Cleaning/Painting of lobby doors is ongoing.
- Carport cleaning will be completed with the initial Spring Cleaning starting Monday.
- Turf repairs still not addressed yet.

- Unable to answer weather the 350 electrical plate has been installed.
- The fencing with opening between building one and two that is wired shut is still being worked on.
- Gate lock/handle from Resort to complex to be fixed next week.
- Fascia still being worked on.
- Water diverters has not yet been addressed. Discussed inclusion in slurry bids.

Old Business:

Nothing noted.

New Business:

- Trash building needs to be painted and/or restuccoed between the big metal door and walk-through door. Derek to get inspected and take care of.

Next Meeting:

Tuesday, July 17, 2018 @ 4:00 PM*

*Unless the meeting with the Resort General Manager takes place and there are items to report on.

Meeting Adjourned:

5:18 PM