

LAKESIDE AT THE RESORT ASSOCIATION

Board of Directors Open Meeting Minutes

Friday, May 20, 2022

301 S. State Hwy 173, Lake Arrowhead

Board Members Present: Andy Lewis, Vice President
Bob Agner, Secretary/Treasurer (virtual)
Fernando Igartua

Board Members Excused: Dave Bloye, President
Pat Carter

Also Present: Stacey Lippert, CAM, Desert Resort Management
Marc Lippert, On-site Manager, Desert Resort Management
Tony Brasil, BRS Roofing

Call to Order

Andy Lewis, called the meeting to order at 10:02 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 – March 18 Roof and Regular Meeting - Fernando Igartua moved [2nd Bob Agner] to approve the minutes as written. **Motion Carried.**

Approval of Financials February, March and April – The Board reviewed the financial reports and a few questions were asked and answered. Bob Agner moved [2nd Fernando Igartua] to approve the financials as presented. **Motion Carried.**

Unfinished Business

Roofing Project Status – Marc Lippert introduced Tony Brasil, owner of BRS Roofing. Tony explained that there is no color available which will match the carports. He suggests that the Board choose a color that they would like to see the entire complex finished at some point rather than attempting to choose a color to match roofs which will be eventually re-roofed. He further explained that supplies are difficult to obtain but, he has a manufacturer ready to produce (in one dye lot) the color for the project, a color must be chosen. The Board looked at several options and after consideration chose Grand Sequoia (which is the multi-dimensional shingle) in charcoal color. This color has shadows and deeper colors to compliment the grey and white tones of the buildings. The metal edge will also match the charcoal color.

The County permits have been obtained and the anticipated start date is July 11 (to avoid the holiday). He anticipates completion in 90n working days. One crew will be tearing off and the next crew will assess the roof,

fix as needed and then place the new roof. It was agreed that Marc would be Tony's point of contact and Marc will contact an available Board member to review the conditions under the roof and approve change orders as needed to avoid delays. Upper decks will require a plastic tarp, all debris will be removed daily, two porta-potties will be onsite during the project and BRS will provide flyers for homeowner information prior to and during the project. Mr. Brasil thanked the Board members and left.

Stacey Lippert report that 21 owners have paid the roof assessment in full, 7 are making payments and 6 have not responded. These six will be contacted to make sure they are aware of the assessment.

Emergency Lights in the lobby(s) Marc Lippert reported that he and the electrician reviewed each lobby for lighting and smoke detectors. He is waiting for a bid and will provide it to the Board as soon as he can.

Resort Issues – There is new management at the Resort. Andy, Dave and Stacey will be meeting with them later today to discuss the current MOU.

Board Election Update – Stacey Lippert reported that three owners have qualified for placement on the ballot for the Annual Meeting/Election. They are Dave Bloye, Pat Carter and Ross Davis. Stacey Lippert has hired Association Professional Services as the Inspector of Elections and is working with them for ballot distribution.

New Business

Parking Notices – Dave Bloye provided old parking notices used to let owners know if they were parked in the wrong space or if someone was using a space. The Board would like these notices provided at the Annual Meeting.

Violation Notices – Dave Bloye provided a Violation Notice which can be completed by an owner and provide to the management company for follow-up. The Board would like this notice provided at the Annual Meeting.

Audit and Tax Report - Newman – The Board reviewed and accepted by consensus the audit and tax reports from Newman, CPA. **Motion Carried by Consensus.**

Electric Car Station Discussion – A potential new owner has raised the question of installation of a car charging station in the garage. The Board indicated that an Architectural Application along with County permits would be required for **REVIEW**.

Lobby Drywall – Marc Lippert reported that Lobby 1 and 2 will require some repair after the roofing project is completed. This matter will be addressed later.

For Sale Signs – Lakeside is a private community on private roads therefore, there is no need for permanent For Sale Signs. Temporary or Open House signs require Architectural Committee approval.

Virtual Meeting Discussion – It was the consensus of the Board to have a hybrid Annual Meeting (both in person and virtual).

Reports

Dock Update – Bow straps and cleat discussion ensued. This matter will be discussed at the Annual Meeting to determine if this is an HOA or owner responsibility.

Landscape Committee – Laurels were planted between Burnt Mill and Building 9, the spring clean up continues and flowers will be planted soon. The irrigation is turned on and there are many issues with the irrigation being addressed by the landscaper.

Architectural Committee Report – The patios on Building 6 (as applied for) were approved and are completed.

Calendar of Tasks Review/Discussion – The list was reviewed. Marc Lippert will contact Burkitt's to spray the complex (outside) for bugs.

Management Report – Stacey Lippert reported that the area reported as a small trip in front of 302 Villa Way has been reviewed. The fix is not easy and would require a cut and replacement of a large area of concrete which then may cause another issue where the cut would be. Marc Lippert will contact the landscapers to see if they could grind down the portion of the concrete to make it as level as possible.

Homeowner Open Forum

No owners were present.

Next Meeting

The next regular Board meeting will be July 9th at 10AM for in person and virtual

Adjournment

Fernando Igartua moved [2nd Bob Agner] to adjourn the meeting at 11:54 a.m.

Respectfully Submitted,

Lakeside at the Resort Regular Meeting Minutes
May 20, 2022

Reviewed & Approved by:


Stacey Lippert
Community Association Manager

Desert Resort Management