

Lakeside at the Resort
Board of Directors Meeting Minutes
Property Survey, Clogged Drains, Balconies
Wednesday, June 24, 2020

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Wednesday, June 24, 2020 at 1:00 PM. Board members video called via Zoom or phoned in.

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

- Meeting called to order by Dave at 1:10 PM.
- A quorum participated.
- Purpose of special meeting to discuss the following: 1) Power wash and drain clean outs, 2) Property survey, and 3) Balcony inspections and owner's upgrade request.

Landscaping charges:

- John the landscaper power washed sides and backs of buildings where needed and cleaned out clogged drains in front and behind the buildings. Total cost \$1,045. This was determined to be necessary as a dock owner behind Building #2 complained that the blockage causes the trail to flood which is a slipping hazard and it forces mud onto his dock area. Bob motioned to accept the payment and Linda seconded. Motion passed unanimously.

Property Survey:

- The ALA and HOA agreed to each pay \$500.00 for a total of \$1,000 to have a surveyor determine where the official property lines exist at Burnt Mill Beach. A map and documents explaining the map and existing easements will be included in the cost. The Board had discussed recent activities by ALA such as adding a fence and kayak racks, and marking our parking spots as "ALA" parking. The Board is concerned that these ALA actions are being done without consideration that the property belongs to our HOA. Having a survey will provide the facts needed to address this property infringement with ALA. It is important that the surveyor also provide what the county records show regarding our easement agreements and to address if there were any past quick claim agreements (Pat has a document that mentions quick claim but we don't know if it is official and if it was recorded with the county) that may alter our understanding of where we believe the property lines are. Cost will also include physical markers being put onto the property so it is clear to ALA and HOA where the surveyor determined the property lines to be. Although the Board has old maps of the property it was determined we should have a new official map that the ALA will acknowledge as accurate. Andy motioned to accept the \$500.00 cost. Pat seconded. Passed unanimously.

Balcony inspections and upgrade requests:

- Owner's request to use Pebble Tec product on their balcony discussed

-The board has concerns about this and requested more details about the product and its use on our balconies before granting approval to the homeowner to proceed.

-Are the balconies in good shape? We discussed the need to have balconies inspected for wood rot or other water damage that would have to be addressed before upgrading the flooring.

-The HOA is obligated by new HOA state rules to have the official inspections completed by the year 2025. We have some time to make the arrangements. Meantime it is recommended that each home owner do their own inspection such as checking if floor is spongy which could mean wood rot. Owner should then let the board know if they feel there might be a problem. The board will decide at later date if there is an overall issue with most or all of the balconies or if any issues that come up are strictly the homeowner's responsibility to repair.

-Concerns about the Pebble Tec: weight of the product, water absorption, expansion of water when turning to ice in the winter, underlayment required for water protection, color, treatment of sides up to the neighbor's balcony.

Additional discussions:

- William, owner of Lake Arrowhead Brewery, is not interested in quoting on applying slurry on our roads and carports. He also said he will not assist in road maintenance for the road down to Burnt Mill beach.
- Annual meeting was mentioned but details will be discussed at next HOA Board meeting in July.
- Villa #2 dock gate end of the plank needs washer/cap to cover to the opening left when handles on both sides of the gate were removed.
- Landscaping: St John's Wort was approved to be planted in front entry up to first car port. Sprinklers will be added, and irrigation lines will be sent to the new trees in the front as well as the new trees across from Building #5. Andy to meet with Geoff, manager of the resort, to explain our plans and solicit approval and monetary assistance if possible. The planting should be completed by end of June.

Next Meeting:

The next regular Board meeting is scheduled for Friday, July 17, 2020, at 10:00 AM to 12:00 PM. This will be a Zoom meeting.

Meeting Adjourned:

Bob motioned, Linda seconded. Motion to adjourn was passed unanimously at 2:33 PM.