

LAKESIDE AT THE RESORT ASSOCIATION

Board of Directors Open Meeting Minutes

Saturday, July 9, 2022

301 S. State Hwy 173, Lake Arrowhead

And via GO TO Meeting

Board Members Present:	Dave Bloye, President Andy Lewis, Vice President Bob Agner, Secretary/Treasurer Fernando Igartua (virtual)
Board Members Excused:	Pat Carter
Owners Present in person:	Coleman & Caroline Swart – 392 Lake Resort Rd. Rich Wilcox – 314 Villa Way Ray & Patty Cutten – 384 Lake Resort Rd. Wes & Denise Toy – 374 – 376 Lake Resort Rd. Joe & Nancy Gordon – 368 Lake Resort Rd. Marsha Lewis – 386 Lake Resort Rd. Tom Shewski – 372 Lake Resort Rd. Chris Bloye – 334 Lake Resort Rd. Paul Milward – 304 Villa Way
Owners Present – virtual:	Ross Davis – 354 Lake Resort Rd. Rick Myers – 338 Lake Resort Rd. Wayne & Pam Czubernat – 342 Lake Resort Rd. Georgeann Lovejoy – 364 Lake Resort Rd. Bob Crane – 352 Lake Resort Rd. Jerry Glavaz – 346 Lake Resort Rd.
Also Present:	Stacey Lippert, CAM, Desert Resort Management Marc Lippert, On-site Manager, Desert Resort Management

Call to Order

Dave Bloye, called the meeting to order at 10:39 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 – May 20, 2022 - Andy Lewis moved [2nd Bob Agner] to approve the minutes as written.

Motion Carried.

Approval of Financials May 2022 – Stacey Lippert provided the Board with the financials and a summary of the month and year-to-date. She reported that 23 owners had paid the roof assessment in full, 9 were making quarterly payments and two have not made arrangements for payment. The Board reviewed the financial reports, and a few questions were asked and answered. Bob Agner moved [2nd Andy Lewis] to approve the financials as presented. **Motion Carried.**

Unfinished Business

Roofing Project Status – Marc Lippert reported that the roofing project was set to begin on July 11, 2022, with Building #1 first. The roofing company will be staging in the cul-de-sac with a porta-potty near the end of the covered parking area near the back gate. Marc will be providing the over-sight of the project. Discussions ensued with the following comments from the Board: gutters are not part of the roofing project; however, drip edges are. Any additional gutter work needed will be a separate project. No contractor, other than the roofing contractor, is to be on the roofs so that the warranty is not in jeopardy. The roofing contractor will provide annual maintenance (gutter cleaning). In closing, Marc asked for patience while this project is underway.

Emergency Lights in the lobby(s) Marc Lippert reported he had obtained a bid to replace all the lights in the lobbies (18 lights) at a cost of \$3,750. This expenditure was not budgeted for this year but is a safety item. The Board to review and discuss at the next Board meeting.

Resort Issues – This was discussed during the annual meeting. Changes to the MOU with the Resort have been completed and owners will be receiving updated Condo Club Cards.

Lobby Drywall and Paint – Marc Lippert reported that there is drywall and paint needed in the lobby areas. This will be re-evaluated after the new roof to determine the extent of the proposed work.

New Business

Reserve Study Contract – The Board reviewed a proposal from Advanced Reserve Solutions, Inc. in the amount of \$575 for Option 2. The Board, by consensus, approved this contract. **Motion Carried.**

Reports

Dock Update – Villa I was repaired, and all dock boxes were painted and had the slip number stenciled. Villa II dock boxes were not painted. Will follow up with Jayna Morgan, Dock Captain for an update.

Landscape Committee – Marc Lippert reported that as of Spring, a new landscaper contractor has been hired. They are working their way through an old and inefficient irrigation system and fixing areas as the go. The area to the left and right of the back gates leading to the lake have been cleared for the first time in many years, perennials have been planted on the left side of the entrance and ground cover will be planted on the right side.

This is a work in progress. In addition to the landscaping, the front gate and other areas have been painted and new signage installed.

Architectural Committee Report – Andy Lewis reported that since the last Annual meeting, the following has been approved: completion of Building #2 balcony extensions, approval of internal construction of one condo, completion of 5 balcony resurfacing, and installation in a garage of rapid charger outlet for electric vehicle

He requested that if any homeowners are interested in serving on the Architectural Committee, to notify the Board.

Calendar of Tasks Review/Discussion – The calendar of tasks is on the website and updated frequently.

Management Report – Marc Lippert had the following updates:

- The hole in unit 384 is being reviewed by a contractor for a repair.
- Building #6 requires some welding.
- Crawl Spaces – no locks should be on these.
- Sewer System – Hanley's Maintenance just serviced all the sewer lines and a bid has been obtained for additional work. This item to be discussed at the next meeting. The pump station has been secured with a lock.
- Common codes – all common area codes should be 1225 so that all owners can have access to maintenance areas. Please do not place a lock on any common area unless it is a 1225 code.
- Building #7 lobby call box is not working. Until it is fixed, use the common (universal lobby) code of #2579.

Homeowner Open Forum

Question regarding Reserve Funds – are Reserve Funds being used for the Roofing Project – No, a special assessment will pay for the roofing project. A Reserve study will be completed this year and the owners will be receiving a copy. In the current budget \$36,000 per year of homeowners' dues are put into the Reserve Account.

Fire Insurance Question – all owners obtain their own insurance, and the HOA has insurance for common areas.

Homeowners gave Dave Bloye a round of applause and thanked him for his many years of service.

Dave Bloye thanked the Board and owners and hopes that everyone can work together because there are other projects that need to be completed in the future.

Next Meeting

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

Adjournment

Lakeside at the Resort Regular Meeting Minutes
July 9, 2022

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

Re-Open 12:31 PM for purposes of Organizational for new Board

Ross Davis was welcomed as the newly elected Board member.

Andy Lewis moved [2nd Fernando Igartua] to nominate Bob Agner as President. No further nominees. All Ayes.
Motion Carried.

Bob Agner moved [2nd Fernando Igartua] to nominate Andy Lewis as Vice President. No further nominees. All Ayes. **Motion Carried.**

Andy Lewis moved [2nd Andy Lewis] to nominate Fernando Igartua as Secretary/Treasurer. No further nominees. All Ayes. **Motion Carried.**

This meeting adjourned at 12:35 PM

Respectfully Submitted,

Reviewed & Approved by:


Stacey Lippert
Community Association Manager

Desert Resort Management