

**Lakeside at the Resort**  
**Board of Directors Meeting Minutes**  
**Friday, July 26, 2019**

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, July 26, 2019 at 3:00pm at LakeView Realty Lake Arrowhead Office.

<b>Directors participating:</b>	David Bloye, Pat Carter (by phone), Andy Lewis, Bob Agner, Linda Junker (by phone).
<b>Management participating:</b>	Derek Leistra
<b>Members present:</b>	Richard Junker (Joined by phone from 3:00-4:00).
<b>Absent:</b>	Rita Rhilinger, Executive Assistant to Derek

- Meeting called to order by Dave at 3:00pm. Meeting agenda handed out.
- A quorum participated.
- Minutes of May 10th meeting were reviewed. Bob made motion to approve, Andy seconded., Minutes were approved unanimously.
- Minutes of June 13<sup>th</sup> emergency meeting were reviewed. Andy made motion to approve, Bob seconded. Minutes were approved unanimously.

**Management Report:**

- Slurry: Derek presented a new bid for slurry and painting of the lines and address numbers in the carports. It was discussed that applying a new slurry coat may not last due to the condition of the asphalt underneath. The board discussed not paying for lines and unit numbers since unit numbers exist above the parking spaces and that lines were not necessary. Derek said that the new pub owner is actually an asphalt and cement paver and that there's a possibility he could give us a discount on replacing the asphalt. Linda moved that we not decide yet to apply new slurry and table the discussion for a future meeting in October or November. Andy seconded. The motion passed unanimously. Derek said he will let Josh know that we are holding his bid and will make a decision in a couple of months.
- Gutters: two bids were obtained. Derek discussed the bid received from Evenflow Gutters for \$4200 that covers work on the entire complex which includes cleaning gutters, gutter drains and driveway drains, replacing broken or missing gutters and pine guards. This outfit would also come out twice a year for maintenance, for \$2400 annually. There would not be a need to continue with the existing gutter cleaning crew. Dave motioned to accept the bid from the new outfit Evenflow Gutters. Pat seconded. Passed unanimously. There is currently an amount budgeted for gutter maintenance. An additional amount of \$3,600 would need to be pulled from reserves. Dave motioned to use the reserves. Linda seconded. Motion passed unanimously.
- Paint: Floyd completed bldg.#8 and 9 will start on bldg.#7 in two weeks. Per Derek, the plan is for Floyd to complete all buildings this year before the change in weather.
- Homeowner insurance: per Derek there is one owner who has not paid their homeowner's insurance policy this year. This owner has a double unit and is currently renting it out. It was mentioned that the CC&Rs require a homeowner to carry insurance. Derek suggested we pay for their policy out of HOA funds and try to collect later. The board was uneasy about the HOA paying for the owner's policy but was concerned about the lack of coverage in the case of fire

or other catastrophic events. Derek to evaluate using HOA funds to cover the policy but then attaching liens on the property and fine the owner. It may be a less costly approach instead paying a lawyer to take legal action. Derek to update Board on best recommendation.

### **Financial Review:**

- Financial reports: the Balance sheet as of July 25, 2019 and the Profit and Loss Budget vs Actual from January through July 2019 were reviewed. Board discussed the high cost of water noting we pay \$4000 a month before any water is used. Year to date basically on budget. Bob motioned to accept financial reports. Linda seconded. Motion passed unanimously.

### **Old Business:**

- Punch list: items were reviewed and updated.
- Pub update: per Derek our attorney did send notices to the County regarding our concerns. The County responded that they don't have any objections for that building to be used as a pub. The private road issue needs to be addressed with the County Land Development and Usage Department. Dave attempted to set up an appointment but has not received a reply. The situation regarding use of the private road is currently in limbo. Dave said the owner, Travis, is willing to discuss his plans with him. ALA already compromised with Travis on how many parking spaces they will give up to the pub. The pub agreed not to have an outside patio in the front of the building but instead will have one in the back. This should cut back on noise. They also agreed the pub would close by 8:00pm. Dave wants to make sure this is included in the use permit. There is a hearing scheduled for Aug 29<sup>th</sup>. Per Dave all agreements and plans have an expiration date of April 2020. Regarding road maintenance, the owner Travis is a paver. Derek mentioned that we may be able to negotiate with Travis to maintain our road to the pub but also there may be a possibility that Travis could give us a discount if we decide to replace the asphalt in the condo complex.
- Condo Club Card status: cards have been created by Derek and homeowners have been notified that cards are ready for pickup.

### **New Business:**

- Set agenda for Annual HOA meeting for September 21, 2019. Dave to send out a tentative agenda. He suggests that specific Board members and other select individuals present updates in various areas such as the financial review, architectural committee activity, status of dock repair and security, punch list use and maintenance, the website, and the benefits of the new Condo Club cards.
- Social gathering after meeting: Board agreed to have a potluck/social event immediately following the annual meeting. It will be held in the condo area, in and outside of Andy's lobby area. Board agreed this was a good opportunity to meet with owners and help develop a sense of community.
- Dock security: discussed the benefits of additional signs on the outside slips and fingers indicating private property. Dave suggested the use of wire cables to prevent boats that don't belong from using empty slips. It was agreed that additional signage should be the first step. Linda and Rich to send recommendations for new signs to the Board for review and approval.

- Address lights: being tracked on the punch list. The electricity going to existing boxes is not uniform and may become very costly to fix. Andy to send the Board less costly and more reliable alternatives for consideration.
- Annual HOA Board member elections will take place at the annual meeting. Linda, Pat, and Dave's two-year time limit is up. They will need to nominate themselves if they wish to be on this year's ballot.

**Next Meeting:**

Friday, Sept 13, 2019 at 10:00pm to 12:00pm, in-person meeting at LakeView Realty Lake Arrowhead office. Directors may call-in.

**Meeting Adjourned:**

Andy motioned, Bob seconded, meeting adjourned approximately 5:00pm