

LAKE SIDE AT THE RESORT ASSOCIATION

Board of Directors Open Meeting Minutes

Friday, September 9, 2022

301 S. State Hwy 173, Lake Arrowhead

And via GO TO Meeting

Board Members Present: Bob Agner, President
Andy Lewis, Vice President (Virtual)
Fernando Igartua, Secretary/Treasurer
Patricia Carter
Ross Davis

Owners Present in person: Joe & Nancy Gordon – 368 Lake Resort Rd.
Tom Shewski – 372 Lake Resort Rd.

Owners Present – virtual: Glavaz – 346 Lake Resort Rd.
Selway – 362 Lake Resort Rd.

Also Present: Stacey Lippert, CAM, Desert Resort Management
Marc Lippert, On-site Manager, Desert Resort Management

Call to Order

Bob Agner, called the meeting to order at 10:00 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 – July 9, 2022 - Bob Agner moved [2nd Pat Carter] to approve the minutes as written.
Motion Carried.

Approval of Financials June & July 2022 Stacey Lippert provided the Board with the financials and a summary of the months and year-to-date. The Board reviewed the financial reports, and a few questions were asked and answered. Pat Carter moved [2nd Fernando Igartua] to approve the financials as presented. **Motion Carried.**

Unfinished Business

Roofing Project Status – Marc Lippert reported that the roofing project is under-way but, had a rain delay. Building 1, 2, 6, 7, 8 and 9 are under construction or almost completed. Vents were added in the larger building, which was an added cost to the project. There have been change orders for every building because of rotted wood beneath the shingles and damage to the dormers.

Bob Agner reported that there is an additional project over-sight charge of \$2,500 for DRM to manage this project (Marc specifically). Marc Lippert has inspected the roofs as they were removed to review the damage and authorize the change orders (subject to Bob Agner's approval). So, far, with the anticipated 15% overage including with the assessment, the project is currently within budget.

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. The Board reviewed and discussed the project, Fernando Igartua moved [2nd Pat Carter] to approve this expenditure. **Motion Carried**

Condo Club Cards – Stacey Lippert reported, that with Tom Shewski's assistance, all Condo Club Cards have been distributed to owners. Pat Carter would like to be involved during the next negotiations with the Resort. It was discussed and agreed that Andy Lewis would spearhead the negotiations with the Resort for the 2023 year.

Lobby Drywall and Paint – Marc Lippert reported that there is drywall and paint needed in Lobby 1 from prior leaks. The bid amount is \$7,500. The Board would like a bid for Lobby 2 also as it appears to have damage. This project will be on hold until after the roofing project is completed.

New Business

Election Verification – Stacey Lippert reported that she met with the Inspector of Elections and personally verified the election results. This matter is closed.

2022 Tax Contract – Newman – The Board reviewed the proposal for review and tax preparation by Newman CPA, in the amount of \$1400. Fernando Igartua moved [2nd Ross Davis] to approve the 2022 Tax Contract with Newman, CPA. **Motion Carried.**

DRM Addendum – Bob Agner reported that DRM had approached him about a necessary increase and addendum to the management contract. When the contract was initially agreed upon, Marc Lippert was not part of the agreement. At that time, the HOA hired handy people to fix minor problems now, Marc is that person. The contract went up by \$240 per month to accommodate this change with an anticipated increase in January to get the contract in-line with other HOAs with similar coverage. Marc Lippert was given accolades for assisting this HOA.

[9:51 AM] Marc Lippert

Water Leak Building 7 – Marc Lippert reported that on Sunday, July 17th he received notification from LACSD that water had been running in Building 7 for more than 24 hours and that thousands of gallons of water had passed through the meter. He was able to contact Bob Agner and Tom Shewski and together they identified the leak as a specific unit in Building 7 - Lake Resort Rd. After some efforts to gain access to the shut off valve, the water was turned off. Marc further reported that this unit has a water saver valve which, when gone, the owner would flip the switch. The owner had stated that they hadn't used the unit for almost a year and when they turned on the water saver system switch it broke, causing thousands of gallons of water to flow out of the building. The device is commonly used to avoid leaks going into your unit by allowing the water to leave from an exterior valve. This device belongs solely to the owner of this unit issue and was not part of the HOA water system. Because the HOA pays for all water in the community, the water bill was \$1700. The excess usage for one unit was \$1,208.94. A discussion ensued as to who should pay for the excess water

usage. Fernando Igartua moved [2nd Ross Davis] to invoice the owner of the unit for the excess water usage and to allow for a payment plan, if necessary. 4 Ayes, 1 Abstain **Motion Carried.**

Common Area - Locks and Access – Tom Shewski has audited all of the locks within the complex. He has identified three (3) potential issues with locks which will all be addressed accordingly.

Courtesy Parking – Stacey Lippert reported that the sign is finally finished and will be picked up later today. The Board would like the sign mounted on a green metal pole and a height high enough that the sign can be seen from all 4 spaces. It was again reiterated that these four (4) spots are for guests of owners and service/delivery vehicles. Owners are not to park in these designated spots. ALA members are not authorized to park in this area and are subject to tow. Owners to ensure their guest display a parking notification in the window.

Interior Repairs – Roofing Project – Some owners have seen nails coming through the ceiling as a result of the roofing project. Owners to contact Stacey Lippert if they feel there is damage. The Board will then review.

Pest – Rodent Control – Stacey Lippert reported that it is difficult to obtain a bid for the pest spraying at the complex. She did just receive a bid from Home Defenders for \$4,000 for a one-time application. The Board would like her to continue to seek alternate vendors. Marc Lippert will contact the landscapers for gopher and mouse control.

Wasps – There was a wasp nest treated near Building 2 and another one on the roof at Building 9.

2023 Budget Discussion – Stacey Lippert provided a draft budget for review. This draft has a deficit of approximately \$10,000. The Board would like to schedule another meeting to review the draft budget. This meeting is scheduled for September 30th at 10AM.

Pre-Lien – Stacey Lippert reported account #00179-2087 is past-due in the monthly dues (still paying the old fees) and has not made a payment or plan for the \$14,000 roof assessment. After discussion, Fernando Igartua moved [2nd Andy Lewis] to bring the pre-lien process on this owner. **Motion Carried.**

Reports

Dock Update – Andy Lewis moved [2nd Fernando Igartua] to appoint Ross Davis as the Dock Captain for Villa 1 and 2. **Motion Carried.** Jayna Morgan has transferred her files to Ross for review. ALA is requiring signatures from owners to appoint a new dock captain. The Board believes that this situation is different from other multiples slip docks because only owners in Lakeside at the Resort may own these slips and they are assigned per unit.

- Bow strap and cleats – responsibility – The Board discussed, in length, the bow strap and cleat issues for Villa 1 and 2. Ross Davis will provide some additional information prior to a determination. This will be on the next agenda for discussion.

- Villa 2 Dock Boxes – ALA has denied the application for repaint of the dock boxes for two reasons, the contractor's license for Fox Painting is showing suspended (contractor is working through the issues) and the form was not signed by the Dock Captain. This matter will be postponed, pending new appointment of Dock Captain. The second contractor is not an authorized ALA contractor. This matter is important and the issues will continue to be worked out so that this project can begin.

Landscape Committee – Marc Lippert reported that the irrigation in the entire complex has been a huge problem. It is old and has not been properly maintained or repaired. The new landscapers continue to make progress to address the irrigation shortfalls. It was discussed whether owners could purchase plants to be planted by the contractors in front of their units. Uniformity is required. The landscape committee will evaluate if a plant pallet can be provided for owners who would like to have additional flowers.

Architectural Committee Report – Andy Lewis reported that since last meeting, there was one new installation of a Rapid Charger in a garage, which has been completed. NOTE: Any installation of these chargers needs approval from the Architectural Committee with appropriate forms filled out for submission and approval.

Website/Tidbits – Tom Shewski will be providing the next edition of Tidbits.

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

Management Report – These have been given throughout the meeting.

Homeowner Open Forum

Question regarding the irrigation, Condo Club Cards, Tidbits, parking issues, website, locks, legal issues, email addresses, deck extensions and garbage disposal was discussed.

The County will be requiring an Organic Waste disposal which will need to be addressed to meet the regulations.

Next Meeting

A special budget meeting is scheduled for September 30th at 10AM.

Adjournment

Pat Carter moved [2nd Fernando Igartua] to adjourn the meeting at 12:10 pm

Respectfully Submitted,

Stacey Lippert

Lakeside at the Resort Regular Meeting Minutes
September 9, 2022

Desert Resort Management

DRAFT