

Lakeside at the Resort Homeowners Association
Annual General Meeting Minutes
Saturday, September 12, 2020

The Annual General Meeting of the Lakeside at the Resort Homeowners Association was held on Saturday, September 12, 2020 at 10:00 AM via Zoom.

Directors participating: David Bloye, Pat Carter, Andy Lewis, Bob Agner

Management participating: Derek Leistra

Members: 17 members participated

- Meeting called to order by Dave at 10:00 AM.
- Less than a quorum participated. Needed 18 for quorum.
- Dave opened the meeting with Zoom rules and guidelines. He asked that the meeting be kept to the two-hour timeframe. Members should hold questions until after the speakers have given their presentations. Members should remain on mute until they raise their hand and are given the go ahead to speak.
- Board members and Management introduced themselves.
- Owners introduced themselves.
- Proof of Notice of Meeting / Explanation of Lack of Election. - **Derek**
 - Davis-Stirling Act recommended that HOA boards skip elections this year due to Covid-19. All Board members agreed to keep their same positions until next year.
 - Owners were notified by mail about this year's Zoom meeting.
- **Dave** announced openings for a Board position left by Linda Junker and the opening of Dock Master left by Richard Junker due to the Junkers moving. Anyone interested can contact Dave or Derek.
- Review Minutes of 2019 Annual Meeting. Dave mentioned that the minutes have been available on the website and asked if there were any additions, changes, or concerns. There were no comments from the members. Per Derek, last year's annual meeting minutes cannot be approved due to lack of quorum.
- Financial Reports - **Derek**
 - Reviewed Balance sheet as of August 31st, 2020. No questions from owners.
 - Reviewed Budget vs Actual. Net income doing well year-to-date.
 - Reviewed Profit and Loss.

Question from owner (Peter): What are the fixed assets the reports are referring to?

Derek: Any improvements we make to the property that we use reserves for such as changes to the docks or items that require funds out of the reserves.

Follow-up from Peter: Are the assets depreciated?

Derek: yes, however we are non -profit so there really are no taxes to apply depreciation to.

Statement from Marsha Lewis: Overall we are ahead of budget approximately \$7,600.

Derek: As a non-profit, we are zero based budget so the \$7600 can be used for repairs or projects instead of taking from reserves.

- Committee reports:
 - Landscape and Architectural - **Andy and Marsha Lewis**

Andy asked owners to let him or the Board members know if they would be interested in joining the committees.

-Items addressed this year:

- Added seven golden maple trees.
- Removed apple trees that were a nuisance.
- Addressed erosion control in the back of the carports.
- Added key locks to Villa 1 and Villa 2, more durable than push combo locks.
- Added combination lock to the trash gate to prevent usage by non-owners.
- Added combination lock to the gate at the end of the cul-de-sac.
- Andy reminded owners to crush boxes and put in dumpster. Trash left along the side of the dumpster will not get picked up.*
- Repair to Villa 1 dock using long rod to compress and level the slips.
- Added no trespassing signs to the docks.
- Buildings and carports were painted.
- New external LED lights were added to the front of the buildings.
- New handyman, Sergio Castillo, has been added to assist Floyd with workload.
- St. John's Wort planting has begun.
- Electrical doors at Building #2 have been repaired.
- New wire grates were installed over the water collection drains behind the buildings. This will prevent clogging which causes flooding on the trail.
- Defined HOA property lines at Burnt Mill Beach and at the Resort beach.
- Down tree limbs have been cleaned up.
- Mud run off from Resort drain was cleaned up. Resort said they will clean this up if it happens again but they were not available for months due to Covid-19.
- Gutter repairs were made.
- Sprinklers were installed along the hillside to water new trees and plantings.

-Items scheduled to be done in the remainder of this year:

- Metal fencing will be added inside the front gate on the hill to keep foot traffic from stomping on new St. John's Wort and other plantings.
- Tidy up the cables seen hanging off the sides of the roofs. Eventually we will need to work with owners to remove cables that are not in use.
- Andy requested that owners getting new cables check with the Board first so cables can be installed in a less noticeable, more tidy fashion.*
- Parking numbers above the carports will be repainted and made easier to see.
- Cover will be installed on driveway of Building #8 to cover the water meter that currently is a safety hazard.
- Rusted iron rail at Building #8 will be repaired.
- Due to Covid-19 it has been difficult for the landscaper, John, to get all the plants and materials needed but continues to search for new sources.
- Building #2 owners plan to extend their balconies have been approved by the Board. Details of the construction will be reviewed by the Architectural committee and submitted to the Board for approval.
- Marsha plans to schedule a walk-thru with the landscape committee to address any areas that need attention. In last year's walk-thru, the committee pointed out the need for

plantings on the hillside which this year has been addressed with the planting of the St. John's Wort.

- Marsha mentioned that the Resort has ignored their portion of the hillside and is leaving it to us to plant and irrigate to make the area look nice.
- Marsha explained that John needs to be given clear instructions on what is expected on a weekly and annual basis. Until now, John has followed a loose set of instructions. It has become necessary to create a detailed list of work that can be checked for completion on a regular basis. This will help keep the work in line with the landscape budget.

Statement from owner (Bob): The above ground drip lines going to the trees and St. John's Wort are being chewed up by small animals which is creating leaks. Recommendation to landscape committee to have all water lines moved beneath the surface.

Statement from owner (Peter): Irrigation fixtures were installed right along the curbs are vulnerable to damage from snowplows or car tires.

Dave - All landscape concerns and recommendations need to be addressed to Andy and Marsha. John cannot take direction from homeowners. It is too disruptive and causes confusion. John should only take directions from the Landscape Committee Chairpersons.

Statement from owner (Wayne): Interested in finding out more about the deck extensions. Andy explained that an owner would need to get permission from everyone in the building as the extension could negatively impact neighbor's view.

- **Punchlist – Bob**

- Explanation was given on how the Punch list is used.
- Available on the website.
- Keeps track of on-going projects.
- Shows who has been assigned to get the work done.
- Completed projects are moved to a closed status. Closed items are kept on the Punch list so that past projects can easily be researched.
- Owners that want something added to the Punch list need to contact Derek. If the work needed is not within the budget, Derek will bring it to the Board for approval.

- **Old Business:**

- **Dave** - Welcomed and encouraged homeowners to help keep the board informed as issues come up. It is important that issues, recommendations, and concerns be logged and tracked so they can be addressed and not left unresolved.
- Dave mentioned the website and asked if any owners question if it is worth keeping.

Statement from owner (Kelli): Mentioned that Davis-Stirling recommends that HOAs have a website as it is easily accessible and an important in providing information to homeowners. She recommends we continue maintaining the website.

Statement from owner (Fernando): Has been using the website and finds it very useful.

Statement from owner (Geoff): Would like to see it updated on a more consistent basis. Would like it to include the Board meeting dates.

- **Bob** - Owners may attend Board meetings if they choose. The only issue is accommodating too many additional people due to space constraints where the meetings are held. It is recommended to let the Board know in advance so space arrangements can be made.
- **Dave** - We will post future Board meetings on the website.

- **New Business:**

- **Dave** - The Resort is under new ownership but has kept the same management team. To avoid any problems with using the condo club card to get room discounts for guests, you should contact Chase Brewer. He will help get the discount applied. His contact information will be added to the website.
- **Dave** - We are moving our Annual meeting to May in 2021. The reason is to share HOA updates sooner in the year so members have clearer understanding of what is in store for the remainder of the year. The Board agrees that meetings in October are too late in the year.
- Big change to Davis-Stirling civil codes which governs HOAs. Per Derek, we now must hire an outside third party to oversee our election process. Regarding decks, HOAs must have their decks inspected every five years by a structural engineer. We will need to comply by 2025. Due to some of the recent issues we wanted to have an inspector look at the decks sooner. It has been very difficult to find a structural engineer willing and able to inspect our decks. Another issue is deck accessibility. This will require coordination with owners to give inspectors access to their decks.

Question from owner (Pat): *will the inspector need to cut into the deck? If damage is found will repairs be at the owner's expense or HOA?*

Derek: *We do not yet know how these inspections will be handled as this is a new ruling. It would be understandable, since inspectors are responsible for declaring the deck safe or not, that they will want to look inside.*

Statement from owner (Kelli): *1) If guests need to use someone's carport space, they need to fill out the parking notice that the HOA created and put it in their windshield. It will provide contact information to the owner if the owner needs their spot back. 2) Owners of carports that end in "2" don't have a driveway or a garage. It would be considerate for guests not to take up those spots.*

Statement from owner (Geoff): *Tried to tell someone not to park in their spot but was told they can park wherever they want.*

Dave - If you run into someone telling you that, contact Derek. Derek will send a letter to the owner explaining that parking in someone's spot is only OK if the owner is not using it. The notice with contact information must be placed in the windshield in case the owner wants his spot back. If you have guests that need additional parking, they can use the parking spots in Burnt Mill Beach Club that belong to the HOA.

Question from owner (Kim): *Can we use the pool at the Resort?*

Dave - *Use of the pool is not included with the condo club card privileges. The Resort does sell a punch card that gives you access to the pool. This is not part of our HOA privileges.*

Question from owner (Peter): *Can we set up ACH transfers to pay for our HOA fees instead of a bank having to cut checks?*

Derek said he will investigate ACH. He knows it costs a little more to process the payments but will get details.

Question from owner (Pat): Can we set up automatic debit from debit card account?

Derek said it's possible but there likely are additional processing fees and software changes required. He said it is possible.

- Dock Captain - Per Derek HOAs with multiple docks must have a dock captain. ALA occasionally need to work with dock captains where there are issues. Owners need to have a contact person for dock related concerns just as Marsha and Andy are the contacts for landscaping and architectural concerns. Anyone interested in being the Dock Captain needs to let Derek know.
- Current Board member vacancy - Owners interested in becoming a board member should contact Derek or Dave. The current Board can appoint a replacement to serve out Linda's term until the election next year.

Question from owner (Paul): What is the current policy regarding rental and leasing? Is it still 30 days or has it changed?

Derek - Apparently in CC&Rs it says 6 months. CC&Rs are posted on the website.

Question from owner (Wayne): Occasionally he notices what seems to be non-owners coming onto the property and parking for the day.

Derek - We have an easement with the ALA that dock owners behind our buildings can come onto our property and park temporarily to load and unload their gear; however, some stay all day as it is difficult to enforce.

Question from owner (Geoff): What is the status of the Boards request to the ALA to take back the four parking spaces used by non-HOA dock owners?

Dave - we are currently in negotiation with the ALA to get back those spots and close off the property from non-condo owners.

Question from owner (Georgette): Can we rent our slip now that we sold our boat?

Dave - The slip is only available to Lakeside at the Resort homeowners.

Derek - You can however rent it to another Lakeside at the Resort homeowner.

Question from owner (Wayne): What part of the Resort beach do we have access to? Only near the kayaks? Can we use their chairs?

Dave - You have access to the entire beach. Use the chairs if available. Carry your condo club card in case you are asked for it.

Meeting adjourned at 11:45 AM; Kelli Agner motioned, Peter seconded.

Next Meeting:

Board of Directors meeting, Friday, October 16, 2020, at 10:00 AM to 12:00 PM. This will be a Zoom meeting. Next Annual Meeting will be scheduled in May of 2021.