

Lakeside at the Resort  
Board of Directors Meeting Minutes  
Friday, Oct 16, 2020

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, Oct 16, 2020 at 10:00 AM. Meeting was held via Zoom.

Directors participating: David Bloye, Andy Lewis, Pat Carter, Bob Agner  
Management participating: Derek Leistra  
Owner participants: Fernando Igartua, Peter Bliznick, Jeff Wilson, Chris Gabriel

- Meeting called to order by Dave at 10:00AM.
  - A quorum participated.
  - Minutes of Aug 28, 2020 meeting were reviewed. Chris Gabriel said the material for his deck is Quartz Carpet not Pebble Tec. He said the weight is not significant. Bob motioned to accept the minutes and Pat seconded. Motion passed unanimously. Andy mentioned that we should include Chase Brewer's contact information on our website. He is the person to contact to help resolve any reservation or Condo Club Card issues with the Resort. It was mentioned that several new owners need condo club cards. Derek will create cards for those who contact him.
  - Peter Bliznick had questions regarding the Board's approval for Andy's deck extension. He wanted to know who owns the area under the deck. Derek said it is common space. Andy explained the steps taken so far: 1) Preliminary drawings have been created. 2) Owners sharing same building signed off on Andy's use of the common space. 3) Engineering plans are being drafted. 4) Final plans and construction contracts have not been signed. Board wants confirmation that plans and actual construction will be managed by a licensed contractor.
  - Bob mentioned to Board to be cautious on allowing changes to be made to the outside of the buildings. Common space belongs to all owners, not just those who own units in a particular building. Bob suggested that the Board establish policies that cover all change requests to the outside area and common spaces. A clear policy would avoid the Board from having to address every owner's request on a case by case basis.
  - Annual meeting minutes were reviewed but require final approval by ownership at next annual meeting. Dave asked Board for a motion to publish the annual meeting minutes as a draft. Bob motioned, Pat seconded. Passed unanimously.
  - Minutes of October 1 emergency meeting. Dave suggested we approve as is and discuss the minutes later in this meeting.
- Peter mentioned that the meeting agenda should have been made available to the ownership as it wasn't truly an emergency meeting.

- Chris mentioned that agenda's need to be available to ownership four days prior to meeting.
- Jeff questioned the selection of using ABC Coating as they were the ones that did the slurry job last year that quickly wore off. Derek explained that it wasn't their fault as they had warned us the slurry will no longer effectively stick to the surface due to the many layers applied over the years.
- Peter asked why reserves couldn't cover the asphalt project instead of a special assessment. Derek mentioned that the Board believed it was a better option than further reducing the reserves or increasing owner's monthly dues. This project would almost entirely deplete the amount in reserves. Owners will vote on the special assessment.
- Bob motioned to accept October 1 meeting minutes, Andy seconded. Passed unanimously.

#### Management Report:

- LACSD (Lake Arrowhead Community Services District) requires that there be no watering after Oct 15. The recent plantings must be watered by hand.
- Snow removal expense will increase slightly this year but no more than 5%. Derek will provide the Board with a cost increase comparison of last year for approval.
- Financials
  - Reviewed the Balance Sheet. It was clarified that \$7,075 were taken from reserves to repair Villa 1 dock. Pat questioned if we received reimbursement for sprinklers and plumbing repair at Glenn's unit. Pat and Derek to research. If reimbursement was not received Derek will add it as an outstanding payment before escrow closes.
  - Budget versus Actual: We are \$28,000 ahead of overall budget.
  - Andy motioned to approve financials, Bob seconded, motion passed unanimously.

#### Old Business:

- Bob discussed open punch list items.
  - Derek will schedule Evenflo to complete the rain gutter and drains cleanout.
  - Water meter hazard on Pat's driveway will be prioritized and resolved.
  - There is a separate annual task list of items not included in the punch list. Fernando volunteered to manage this list.
- Derek discussed the reason for new asphalt for the roads and concrete for the carports. He explained why the project needs to be postponed. It is too late in the year to get the asphalt done due to upcoming weather and there is a shortage of the cement mixture needed for the concrete carport. Derek explained the reason for using concrete in the carports is that it actually will cost less and will last much longer than asphalt. It will cost less because the large grinding machine cannot fit under the carport ceilings. Scrapping and grinding would have to be done by hand which is extremely costly.
  - Andy suggested that since the project is postponed, it should be made clear to owners when it is estimated the work will begin.

- The rental limitation change to the in the CC&Rs will be on same ballot as the special assessment. Originally the Board voted for a 6-month rental minimum to be added to the CC&Rs. Due to a recent change in state law, the minimum rental agreement that an HOA can ask for is 30 days. Bob motioned to add the 30 day rental limitation to the CC&Rs. Andy seconded. Passed three to one.
- Property line and parking spaces proposal to ALA has not yet been made official. The ALA Board is waiting until after their elections. Once the new ALA Board is in place Dave will follow up with them on our proposal.

#### New Business:

- Tom would like to provide information to current and new owner through a publication he is calling "Tidbits". Board agreed to let Tom proceed. Andy suggested the Board have some oversight so it was agreed that Dave would review and approve the publication before Tom sends emails or before the website is updated.
- Codes for gates will be added to the website page. Owners must log on to reach that and other sensitive information that is available on the site.
- Andy received a request from an owner that wants to modify their hot water closet to improve their view, change a window into a sliding glass door, add tile to their deck, and put a tankless water heater in the attic. Plans will need to be drafted and details collected for Architectural committee to review and present to the Board for approval. Dave said we should know what our CC&Rs say and how Davis-Stirling addresses changes like such as these to the outside of our buildings.
- Andy received an owner request to trim trees. Bob suggested the Board create a policy for the Landscaping committee that says we do not allow the cutting of live branches or removal of trees just to improve an owner's view.

#### Next Meeting:

-The next regular Board meeting will be January 8<sup>th</sup> 2021 from 10 AM to 12 PM.

#### Meeting Adjourned:

Pat motioned; Bob seconded. Meeting was adjourned at 12:20 PM.

#### CLOSED SESSION with Board members:

- 1) Andy motioned to hold elections for Board membership at next year's annual meeting in May. Two-year terms will start in the month of June from now on. Bob seconded. Passed unanimously.
- 2) Board unanimously agreed to not to replace Linda but instead wait for the new election in May.
- 3) Andy motioned that we confirm Jayna Morgan as new Dock Master. Pat seconded. Passed unanimously.
- 4) Derek announced his resignation, effective December 31, 2020. He will assist in the transition to a new management team.

Pat motioned to adjourn closed session. Andy seconded. Meeting adjourned 12:38 PM.