

**Lakeside at the Resort Homeowners Association
Annual General Meeting and Elections
Meeting Minutes
Saturday, October 27, 2018**

The Annual General meeting and Elections of the Lakeside at the Resort Homeowners Association was held Saturday, October 27, 2018

Directors participating:	Dave Bloye, Pat Carter
Directors absent:	Linda Junker
Management participating:	Derek Leistra of Mountain Property Management
Members present:	Bob & Kelli Agner, Peter Bliznick & Jeffrey Wilson, Christine Bloye, Raymond & Patricia Cutten, Jon R. Roberts, Robert & Heidi Selway, and Thomas Shewski

Meeting opened with a welcome from Dave Bloye.

Minutes from last year's Annual Meeting Reviewed.

Introductions of the Board Members present and the Management Company.

Derek from Mountain Property Management spoke about the management team and the election process.

Dave Bloye mentioned the main gate was left open. Press button under right side arm.

Introduction of new owners: Tom Shewski, Rob and Heidi Selway, Peter Bliznick and Jeff Wilson.

Introduction of guests:

Jesse and Elsa Valdez from Farmers Insurance. They reviewed umbrella policies and the fact that Lakeside at the Resort is grandfathered in. Derek mentioned that the CC&R's required a change as the old policy covered everything. Changed so that now the homeowner covers everything from the drywall in. Noted that homeowners are required to carry a minimum of \$500,000 liability and the HOA is to be named as additional insured. Elsa added that she is always available for questions (818)403-1398.

General Discussion:

- J.R. Roberts, unit 368, mentioned that the fascias in his building need to be painted. Noted that the roster needs to be updated and inquired about whether the lobbies have A/C or just heat. Derek replied that there is no A/C, just heat.
- Patricia Cutten, unit 384, stated that the rain gutter on the lake side of her unit is overfull. Derek reported the gutters are cleaned twice a year.
- Tom Shewski, unit 372, cautioned that his home inspection revealed the water pressure to the building was very high. He questioned what can be done. Derek to contact BHI Plumbing to look into this.
- Rob Selway, unit 362, wanted to know what phone lines are "connected" to the front gate. Derek explained it is whatever number the homeowner chooses.
- Peter Bliznick, unit 358, mentioned the pine tree outside his unit with the dead top half and possible liability issues. Derek reported that they had an arborist report on that tree. His findings were that the top half of that tree was dead due to a specific type of bark beetle. Derek mentioned it may be time to look into it further.

Financial Review:

Derek reviewed the financials including the reserve account. A reserve study was completed last year; recommended to have \$700,000 in reserve and that study is posted on the website. Derek mentioned that the majority of our yearly budget is on utilities; specifically, water which is approximately \$45,000 a year. The meters alone are \$4,000 a month before even a drop of water is billed.

Elections:

Derek reviewed the election process, mentioning the David Stirling Act for homeowner associations. He inquired if there were any candidates nominated from the floor; there were none. Candidates Dave Bloye, Pat Carter, Robert Agner, and Andy Lewis named. Votes counted by Rita Rhilinger, Inspector of Elections. All candidates elected.

Old Business:

- Slurry coating has been completed.
- Website went live a few months ago. Looking for feedback on someone to manage it in house from one of our homeowners or pay someone to manage. Bid to manage is \$150 a month. The website itself is about \$400 a year from a company that handles HOA websites. Some discussion about the necessity of a website. J.R. Roberts added that it is expected these days but really needs a web-master. General consensus is to keep and maintain the website. Decided to send an eblast out to the members to gauge response and to see if we have a web-master in the mix.
- Dock report (provided my dock caption Richard Junker) reviewed.
- New locks to be installed on lower gates for Villa 1 and Villa 2. Bob Agner reiterated the need for self-closing gates on the ones with the locks.
- Background on the Condo Club card reviewed. Actively working on getting it reinstated. Part of the beach is on Lakeside property, though it is difficult to prove homeownership without the Condo Club card. Pat Carter mention that there are often specials on the Spa membership, approximately \$40 a month but there are different packages. Jeff Wilson inquired about the hotel use of Lake Resort Road. Derek reviewed the easement and that both the Resort and ALA are supposed to use the road for loading and unloaded only. J.R. Roberts commented that signage to that effect would be beneficial. J.R. and Rob Selway both offer to assist in working on getting the Condo Club card reinstated.
- Derek reviewed the guest/non-guest parking referring to the hand outs given. A request was made to add those parking notes to the website. Noted that there is an area of Burnt Mill Beach Club that is on Lakeside at the Resort property and parking overnight there is acceptable.

New Business:

- Kelli Agner mentioned the need for better patrolling of the swimming area as people often ignore the roped off area and it is dangerous.
- Tom Shewski inquired about programming the gate to his car as BMW was of no help. Mentioned that the Liftmaster app might help and Derek noted Dave Forgerson (909)223-3888 is our "gate guy."
- J.R. mentioned the peeling paint on the fascias again.
- Peter Bliznick said the striping was way off. Derek to contact the contractor who did the stripping.
- Jeff Wilson questioned the water pressure that Tom brought up earlier, wanting to know if the water pressure is per unit or per building? Patricia Cutten commented that water pressure is per unit. Dave said this will be addressed at the next board meeting. Derek noted this is the first time this has been mentioned.

Thanks to all who participated!

Meeting adjourned at noon.