

**Lakeside at the Resort**  
**Board of Directors Meeting Minutes**  
**Thursday, November 8, 2018**

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Thursday, November 8, 2018 at 3:00 PM at LakeView Realty Lake Arrowhead Office. A quorum participated.

**Directors participating:** David Bloye, Pat Carter, Andy Lewis, Bob Agner  
**Directors absent:** Linda Junker  
**Management participating:** Derek Leistra of Mountain Property Management  
**Members present:** Marsha Lewis

Note: Minute notes taken by Bob Agner and forwarded to Rita of Mountain Property Management to transcribe.

- Dave opened the meeting.
- Derek noted that the board can have up to seven members.
- Voting for new officers. Motion made for Dave Bloye as President, Linda Junker as Secretary, Pat Carter as Treasurer, Andy Lewis as Vice President, Bob Agner as Member at Large; motion passed unanimously. Noted that Marsha Lewis may consider running for board position.
- Discussion about check signers for the Union Bank account. Derek Leistra of Mountain Property Management is first, Linda Junker is second, Pat Carter is third, and David Bloye as an optional signer. Andy Nielson to be removed as a check signer as he is no longer a homeowner.

**Minutes:** September 18<sup>th</sup> minutes reviewed. Motion made to approve minutes; passed unanimously.

**Management Report:**

- Building 7 roof vent issue has been resolved.
- Sewer valves cleanout for Buildings 1 and 2 have been completed.
- Buildings 8 and 9 sewer lift pump issue resolved.
- Lower dock gates and new locks for Villa 1 and Villa 2 docks have been scheduled for their upgrades.
- Home address light box replacements are underway. Andy Lewis is tracking the progress.
- The street light issues being addressed: two LED bulbs are on order for Building 1 and Building 9. Floyd will need to coordinate with the owner for access to Building 9 as the repair might require more than bulb replacement.
- Complaint from owner of parking lot space #358 that his space is too narrow compared to other lot spaces. Andy and Bob determined painter is not responsible as he painted exactly over the previous lines. Andy Lewis measured and determined best fix. Painter will re-stripe according to Andy's new measurements. Andy marked the area with blue tape and chalk marks. Motion made to pay painter \$200.00 to re-stripe, motion approved unanimously. Derek to schedule with painter. Dave to notify complainant of solution.
- Lakeside front sign replacement: Derek presented two options of sign designs. One with backlit letters and other lit from front like the current sign. Derek to provide bids at next meeting.

## **New Business:**

### **Open Issues From Annual HOA Meeting on October 27, 2018**

- Roster on front door lobby entrance panels and front gate panel need to be updated with the new owners. This will be completed by Brent (Derek's son) over the next week or two.
- Fascia boards need painting. Floyd will be painting all fascia boards over time.
- Rain Gutters on back side of buildings need to be cleaned out. Plan to have gardener clean once all the broad leaf trees drop their leaves. If rain is in the forecast the work may need to be done sooner. The gardener will clean front and back leaves at same time. Meantime, owners should help with issues that they are able to address such as raking leaves and fallen apples in front of their units.
- High water pressure concerns. Brian with BHI is scheduled to check all water pressure and regulators and will make appropriate adjustments between 70 and 80 psi.
- New condo owner requested new signs be put up. One sign at the front gate that says private property. Another sign telling non-condo dock owners to only use the parking spots for loading and unloading only, not to remain parked all day. Additional signs at the docks to designate Villa 1 and Villa 2. The board agreed unanimously that the above suggested signs are not needed at this time.
- Internet Webmaster issued discussed. The website needs to be updated periodically. We have a bid from Rachel at Ruby Ray Graphics to update our website at \$150/hour rate. There was a motion made and motion passed unanimously that the board would send an email to all condo owners asking if anyone is interested in volunteering to manage the site. The email will be sent out by Bob. An additional motion was made and motion passed unanimously that if no volunteers come forth then we will pay Rachel the \$150/hour on an as-needed basis. We estimated that updates might only be required on a quarterly or semi-annual basis, with each update taking no more than an hour.
- Motion made to pay Acorn Taxes \$450.00 for independent audit of HOA tax reports. Motion passed unanimously.
- Motion made and motion passed unanimously for Bob Agner to send an email out to all owners regarding two subjects: One, the recommendation that owners currently mailing in their HOA fees set up an auto payment via their banks. This will streamline the process for both the owners and the HOA and will save money on mailings. Secondly, ask for volunteers interested in starting up and being a member of a Landscaping Committee and/or an Architectural Committee.

## **Old Business:**

- Reinstate Condo Club Card with new Resort management. Original idea was to create a subcommittee made up of new condo owners to address the issue. The board decided that it was better, due to the sensitivity of the situation, to have Dave, Derek, and Andy handle it. They will take a more strategic, congenial approach with Geoff Young, manager at the Resort. This will require smaller steps over a longer period of time. It was agreed that the best time to push forward with the contract already in place will be early in the new year when holidays are over and the resort is not as busy.

**Financials:**

Financials reviewed. This was the balance sheet of November 8<sup>th</sup>, 2018 and budget through October 2018. Water bill for nine meters and sewer is very large, \$48,000 per year. Dave to take up this issue in January. May entertain the idea of accessing well water on the property. Motion made, motion to approve financials passed unanimously.

**Next Meeting:**

Friday, January 11, 2018 @ 10:00 AM In-person meeting at LakeView Realty Lake Arrowhead office.

**Meeting Adjourned:**

Approximately 5:45 PM.