

Lakeview Condo Homeowners Association
Board of Directors Meeting
RPMS November
14, 2017 7:00 p.m.

Attendees: David Hart, Denny Huston, Elizabeth Divers, Juan Piedra, Terri Tangalin-Piedra and Dano Marith (via telephone conference call).

1. Call Meeting to Order

Board President, Juan Piedra, called the meeting to order at 7:00 p.m.

2. Approve Meeting Minutes – February 13, 2017

Juan Piedra made a motion to approve board meeting minutes dated February 13, 2017. Denny Huston seconded. Motion approved.

3. Financials March – November 2017

Juan Piedra made a motion to approve the financial paperwork submitted by RPMS. Dano Marith seconded. Motion approved.

4. 2018 RPMS Management Contract

Approval of new management contract – per Elizabeth, this is the exact same contract as before; however, with an increase in dues from \$420 to \$433.

Juan Piedra made a motion to approve the 2018 RPMS contract. Denny Huston seconded and Dano Marith approved. Motion passed.

5. Action Items: Ratify All Motions Since Last Meeting

- a. River Stone Rock Landscaping

In October 2017, Juan Piedra made a motion to approve the delivery of rock to add to existing landscaping in common area. Denny Huston seconded and Dano approved. Motion passed.

b. Concrete Sidewalks

In September 2017, Juan Piedra made a motion to install a concrete walking path at the top of stairs above the carports in the common area. Denny Huston seconded and Dano Marith approved. Motion passed.

c. Nonskid Tape – Public Stairway

In September 2017, Juan Piedra made a motion to install non-skid tape to staircases next to carports in the common area. Denny Huston seconded and Dano Marith approved. Motion passed.

d. Roof Maintenance

In September 2017, Denny Huston made a motion to repair and maintenance estimate in the amount of \$580.00. Juan Piedra seconded and Dano Marith approved. Motion passed.

e. New Landscaping Contract

In August 2017, Juan Piedra made a motion to approve the landscaping contract with Jave Landscape. Denny Huston seconded and Dano Marith approved. Motion passed.

f. Ground Cover

In November 2017, Denny Huston made a motion to approve the installation of ground cover in the common area. Dano Marith seconded and Juan Piedra approved. Motion passed.

6. Annual Budget – 2018

Juan noted an RCW that states you need a quorum to disapprove of proposed budget – if no quorum, they can still be approved.

Dano noted the HOA dues will be going up \$18.50 per month per unit. Juan noted the increase of management dues is \$13. Dano allotted for \$80. This allows for room to anticipate future costs.

7. Set Annual Meeting – January 2018

Juan will not be available in person. Liz indicated she could look into using Skype for the meeting for Dano and Juan to attend via Skype video.

Denny cannot attend on a Tues or Fri.

Scheduled for Monday, January 8, 2018 at 7 p.m. at RPMS.

Board directed Liz to send notices 15 to 20 days from meeting date.

8. Set assessment amount to be approved at annual meeting

Juan Piedra made a motion to approve a \$1000 assessment per unit for 2018 to build up reserves. Not for operating costs. Dano Marith seconded and Denny Huston approved. Motion passed.

This will need to be passed by the owners. Juan requested Liz to send notice to owners the assessment increase needs to be passed.

9. Audit

Juan Piedra made a motion to waive the audit for 2018. Denny Huston seconded and Dano Marith approved. Motion passed.

10. Old Business

Insurance – no new issues, no underwriters on site to inspect property.

Fencing – neighbor south of property fixing their broken fence.

11. Homeowner Comments – 15 min limit

David Hart inquired if there an annual requirement to clean fireplaces them. Juan noted it is required every two years. RPMS will send out reminders, but owners not required to provide proof. David inquired about vendors to use for cleaning. Liz recommended Top Hatter. There is no official list. Juan noted the owners will need to choose a licensed contractor. Juan requested Liz send a notice with annual notice. Also requested a notice to clean dryer vents and electric wall heaters. Liz noted they provided a “Winter Reminder” notice to owners. Juan asked her to send it again.

Terri – none.

Denny – hallway in building 3 used to be stairways going down and now is a closet storage area. Denny would like stairs back in there. Juan asked Denny to obtain a bid to add stairs. Juan noted the upstairs uses this area as a closet. Denny will seek bid for adding stairway to exterior of building next to Units 21 and 18.

Dano – none.

12. New Business

See owner comments for proposed exterior stairway.

Board recommended the attorney proceed with collection and foreclosure proceedings for delinquent accounts.

13. Executive Session Enter

– 7:26 p.m.

Exit – 7:37 p.m.

14. Adjournment

7:40 p.m.