

**Lakeview Condominiums Homeowners Meeting Thursday,  
November 29, 2018 at 2:00pm.  
The meeting was held at RPM Services**

**Attendees:**

**Juan Piedra, Dano Marith, Denny Huston, David Hart, Debra Blizzard, Elizabeth Divers**

The meeting was called to order at 2:06pm

Prior meeting minutes were approved.

Prior Financials ratified

A motion to accept the bid for relighting of the carport was approved/ratified by all board members.

There will be no changes to the current management contract for 2019.

The 2019 Annual meeting will be held in January, items to include on the agenda is as follows;

- Ballot for the \$1000 Special Assessment
- Animal Clean up
- Pressure washing building 2 and walkways
- Waiving the annual audit

The locks on the Hallways was discussed. Dano has completed the hallway for unit 6. The board would like to see all the locks keys to all the shared hallways be readily available in case of emergency. In addition, RPM would hold a copy of all keys along with a key board in garage # 5

Electrical panel door needs to be replaced. Juan agreed that it should be replaced and that it is the responsibility of the homeowner who unit it serves.

Denny has agreed to be the point person for the retaining wall issue.

The 2019 Board Approved budget reflects the dues will remain the same and proposes with a \$1000 special assessment for capital improvements.

A request was made to have a current reserve study completed. RPM said they might be able to get one done for less than \$1500. The BOD asked RPM to get them a quote.

Juan stated that he would like to have new board members.

Juan said that the door to the electrical shed was warping due to it being an indoor door, which we need to replace it with a proper outdoor door.

David Hart was concerned with the accuracy of the cost reflected in the most recent assessments that the board is using. Some owners would like to know where the BOD came up with the values used to justify an assessment. Juan assured David that all the values used came from the 2013 reserve study.

Except for the replacement/repair of the retaining walls. The retaining walls was not considered in the reserve study fully, and bids are not free for this type of work. It would cost expensive engineering fees to get a bid to have an accurate value.

Homeowner from unit 7 addressed the meeting;

Unit 7 stated that unit 4 lost a sale due to the association not having a current reserve study. (Unit 4 has not report this to be the case)

Unit 7 talked about whether or not the board was following the governing documents, Dano confirmed they are doing so to the best of the board's ability.

Unit 7 walked out without allowing the BOD to respond

The Annual meeting is Scheduled for January 10<sup>th</sup> at 630pm.

Meeting was adjourned at 3:22pm.