

**Lakeview Condo Association – Annual Meeting Agenda RPMS
Office**

March 28, 2019

6:30 pm

Present: Juan Piedra, Terri Tangalin-Piedra, Dano Marith, Denny Huston, Debra Blizzard, and Elizabeth Divers.

1. Call Meeting to Order

Juan Piedra called the meeting to order 6:36 pm.

2. Establish Quorum

Quorum was established.

3. Approval of Meeting Minutes

Approval of Minutes from last annual and last board meeting – February 19, 2019

Denny, Dano and Juan approved the minutes.

4. Financial Report – 2019 Budget and Approval of 2019 Assessment and Waiver of 2019 audit. Approval of financials to include the December 2018 Report.

Juan questioned why did we use 2017 budget to create the 2019 budget? Dano went back to 2017 for better referencing. Also, the 2018 year was not complete, so he had to use 2017 budget.

Motion: Juan called for approval of the 2019 Budget.

2nd: Denny seconded. Dano also approved. Motion passed.

Motion: Juan moved to waive the 2019 audit.

2nd: Denny seconds. Dano approves. Motion passed.

Elizabeth noted there are four additional votes via proxy to waive the audit from the homeowners.

Motion: Juan motioned for approval of the 2019 assessment to bring up the reserves. \$1000 per unit to increase the reserve account. Due by May 30, 2019.

2nd: Dano seconds the motion. Denny approved. Elizabeth noted there are two additional votes via proxy approving the assessment from the homeowners.

Motion: Juan moved to approve previous Financials

2nd Dano second. Motion passed .

5. **Ratification of All Motions:**

- The board approved the motion to repair the retaining wall at car ports \$49K plus \$1200 engineering fees. Approximately \$52K to complete the project. Will jack up carports and not tear them down.
- The board approved the motion for \$800 for the 2019 reserve study.

6. **Open floor to homeowners (15 min)**

Debra questioned how many units sent in the proxy. Per Deborah, need 12 units to waive the assessment. Questioned work to be done from electrical shed. Also questioned how the board is required to have two meetings per year. Two regular meetings of BOD shall be held each year. She noted in 2018 there was only one and one in 2016.

Debra read a letter she received from the board and took issue with it. She questioned how wanting to keep up her condo could be construed that she was expecting her unit to be repaired to new condition.

Juan questioned email she received. She noted it was from Jan 2017. In future she wants the board to characterize what she said and not misconstrue her words.

Spoke with her attorney regarding the audit. Wants to know if the audit will be held in 2019. She noted omission of the year in prior meeting minutes. Waive 2019 and 2018 audits. No 2017 audit. Waived 2016 audit. Would like the board to provide a clear explanation of the status of the audits. She wants audits for 2015 and 2017 to be completed because they weren't properly waived according to her.

Debra brought up complaints from unit owners and having more than one person make a complaint to make it valid.

Debra noted owners shall reimburse association in expenditures. Each owner shall be liable for damage to common element. She wants a plant in front of unit replaced. She believes the stones put on the ground killed the azalia. Believes the board should be responsible for replacing the dead plant. Denny noted the board will review it.

Debra brought up term limits for each member.

Debra brought up cars visiting and parking in front of the garages of building one. She wants to know what the board will do about this. The chairman suggested calling RPM when this happens so they can resolve the situation.

7. Old business and new business

- Juan brought up stepping down as chairman. He would like Denny or Dano to take over. He is willing to take another position. He is willing to stay on as chairman until June. Will discuss further in June 2019.

- Juan also brought up if the annual meeting counts as a board meeting so the board is meeting at least two times a year.
- Juan brought up the lights not working in the carports. Someone went and removed all of the LED lightbulbs and exchanged them with incandescent bulbs which blew the photo sensor. Liz is anticipating a bid from the contractor, Juan noted we can dedicate one circuit for the lights or to put up security cameras.

8. Executive session to Discuss a Foreclosure of a Unit

Executive session began at 7:05 pm. Stated meeting for 15 mins.

Executive session ended at 7:19 pm

Meeting resumed at 7:20 pm

9. Adjourn Meeting

Meeting adjourned at 7:21 pm.