

Lakeview Condo Association Meeting
October 29, 2019
6:00 pm
RPMS

Present: Juan Piedra, Denny Huston, Debra Blizzard, Brian and Karen Dunlap, Terri Tangalin-Piedra, Elliott Harvey, Elizabeth Divers, Dano Marith (via conference call).

1. Call Meeting to Order

Call meeting to order at 6:01 p.m.

2. Approve meeting minutes from 8/17/19.

Motion: Juan Piedra made a motion to approve the meeting minutes from 8/17/19.

Approved: Dano Marith (2nd) and Denny Huston.

3. Approve Motions:

Approval for Elliott Harvey to install led lights. Elliott noted they are in and secure. New screws in 12 of 16 fixtures.

Motion: Motion to approve reimbursing Elliott Harvey installing led lightbulbs in the amount of \$32.05.

Approved: Dano Marith (2nd) and Denny Huston.

4. RPMS Management Contract 2020

3% increase - \$13 per month for monthly HOA management annual fee is \$5352.00. Increase due to inflation. Skipped increase last year.

Motion: Denny moved to accept the new contract at 3% increase for 2020 budget for a total of \$5352.00 per year.

Approval: Juan (2nd) and Dano approved.

5. Approve monthly financials September 2019.

Motion: Denny made a motion to approve financials for September 2019.

Approved by Dano (2nd) and Juan.

6. 2020 Meeting Agenda

- a. Reviewed dates – proposed January 29, 2020 at 6:30 p.m.
- b. Discuss submitting a ballot for owners to vote to waive the 2020 audit.
- c. Discussed including a ballot for homeowners to vote to approve Rick's Custom Fencing to provide an updated quote to finance and repair the existing railings, posts, beams, planks and decking. Elliott will follow up for updated quote. To include in agenda for homeowner annual meeting.
- d. Discussed including a ballot for the election of new and existing officers to serve on the board of directors. Include volunteer forms for homeowners to volunteer to serve.

7. 2020 Budget Including the \$1000 assessment for the reserves and new higher HOA dues

Dano reviewed the proposed 2020 budget for the association. Dano differentiated between the existing monthly dues and the proposed reserve income related to the reserve study. Increase of \$10584.00 per year to \$36120.00 per year. Also reviewed the special assessment of \$1000 per unit for next year. Juan pointed out because the association cannot collect the additional \$5000 in dues as recommended by the reserve study, this may lead to the association needing to finance projects i.e. repair existing decking. For 2020, the income required to maintain the association is \$93,350.00. It is approximately \$108 increase per month. He indicated there may be a 3% difference related to projection inflation for utilities and existing monthly expenses such as insurance. Dano will continue to work out the fine details related to inflation costs with RPMS and update the budget accordingly. Denny noted there needs to be a clear breakdown of what the dues increases are that should be sent to the homeowners. Elizabeth indicated a breakdown will be sent to the owners.

Motion: Dano made a motion to approve the proposed 2020 budget.

Approval: Denny (2nd) and Juan approved.

8. Old Business

- a. Carport Lights – final LED lightbulbs installed by Elliott. Project complete.
- b. Septic Tank – per Elizabeth, the septic tank was inspected for \$125.00. Everything passed and its still functional.
- c. Keys for common area – David Hart completed and everybody that needs a copy has a copy.
- d. Asphalt 2020 – Juan inquired if there is money budgeted for this to be completed in 2020. Per Dano, he has it included for 2020. Juan suggested obtaining the bids now and asked Liz to contact the contractor who provided a bid for asphalt repair in 2018. Old bid was \$12,240.00. Dano found a company who may be able to do it for less. Dano and Elliott will follow up and work on obtaining new and updated bids.

8. Open Forum

A. Debra Blizzard from Unit 7 requested a special meeting with the board. Liz noted she prefers a one on one meeting with her to review her concerns and perform research. Liz request an itemized list of concerns from Debra, in order for RPM to have time to research documents, laws and paperwork needed to respond to her concerns, that way her answers will be ready at the next BOD meeting. Liz confirmed there will not be a special meeting and they will address her concerns at the next board meeting after RPM has researched her concerns.

B. Debra asked Liz about electronic voting, notes our declaration is silent. Liz confirmed homeowners could vote via telephone during the meeting and send an email to confirm their intent anytime afterwards there is nothing restricting this.

C. Debra brought up chimneys not recorded for inspections. She wants proof that it was done for all existing units because she considers it a safety fire issue. Liz noted this would be something they need to complete research on and pull records for a separate meeting. Juan disagrees that an owner can request info on what other owners do or on how the association deals with other owners.

D. Debra is opposed to unlicensed and uninsured contractors. She notes it is a liability for owners. She notes the board has a duty to serve at the best of the association. Juan, chairman, noted the board did review this concern of hers and has made a decision that the BOD can approve some work done by owners on their property which includes the common area since they have part ownership. That there are no laws prohibiting owners from working on their property (except electrical or plumbing). She wants on record she is opposed to it. Let the minutes reflect she is opposed. Juan noted this is the fourth time she has brought this up. The board has reviewed her concerns with the management company and has made its decision.

Terri, unit 18, brought up her concerns about Debra's new assertion about electronic voting and correspondence between homeowners and a resolution for electronic correspondence. She noted that email correspondence and internet did not exist when the existing declaration was drafted so of course it is silent with regards to this area. She noted she should not use this as an excuse to attack the board for the lack of electronic correspondence in the CCRs and declaration.

9. New Business

None.

10. Adjournment

Meeting adjourned at 6:54 p.m.