

LAKEVIEW HOA ZOOM MEETING

APRIL 14, 2022

ATTENDING: Dano Marith, Pres.; David Hart, Treas.; Carmen Sonnes, Secretary; Debra Blizzard, Homeowner; and Liz Divers & Josh Perkins, RPM

START TIME: 6:07 PM

Annual Meeting Minutes have been emailed per Josh

ITEM 1. Bldg 3 Roof Repair and Replace: Bids in from Roofing Contractors. 4-A Roof, bid \$22.6k, seems to have dropped out, possibly underbid. Another bid for \$33.6k is in. Josh waiting for Soto Bros. to resubmit corrected bid (\$100k bid but appears to be for Bldgs 3 and 2). Josh will get a couple more bids. Building 2 now at same deterioration point as Building 3.

ITEM 2. Unit 18 Roof Leak Repair: Now in progress, no updates from Contractor

ITEM 3. Building 2 Roof Leak Repair/Roof Replacement: See Item 1

ITEM 4. Unit 6 Roof Leak Repair: Owned by Dano, handyman repaired water damage to ceiling at a cost of \$600 plus material. Board approves reimbursing Dano for this cost

ITEM 5. Asphalt Project: Trademark and Vancouver Paving submitted bids of \$44k and \$64k.

Dano has done walkthrough with Trademark. We need minimum 3-4 bids. To be determined if project will be full repair job or partial, pending funds available after cost of Roofing Buildings 3 and 2 which are higher priority

ITEM 6. Financials and Overall Budget: As of March 31, 2022, the Association has approximately \$126,400.00 of which \$56,993 are in Operating Account and \$69,400 are in Reserve Account. Only delinquency is Unit 15; a partial payout of \$10k was made to Harker Firm and was deposited to HOA account with \$6k put in Reserve Acct and \$4k in Oper. Acct

A meeting with Harker Firm is tentatively set for end of April to discuss Sheriff Sale of Unit 15

ITEM 7. Legal Team's Review of CC&Rs and Rules & Regs: Harker Firm currently reviewing our documents to clean them up and change/include clearer wording to avoid issues encountered with Unit 17 recently. Harker Team to update us on progress at end of April

ITEM 8. Landscape area Behind Bldg 1: A one-time cleanup was done but is not complete. The goal is to create low maintenance landscaping by incorporating river rock and rosebushes or similar low maintenance plants. Plants will not be in vicinity of building but rather at intervals along retaining wall. At this time, RPM is getting bids from landscaping companies

ITEM 9. Retaining Wall Behind Bldg 1: Work was done to remove soil behind retaining wall to relieve hydrostatic pressure on the wall and the wall was then buttressed at interval points. Approximately 4 holes need to be for water drainage at cost of \$300 per hole by All Around Maintenance, as well as French Drain dug and corrugated pipe laid down. Dano has been overseeing this project and assisting and is willing to help with obtaining material, digging, and laying corrugated metal to save homeowners money. While these steps will save us a lot of money (possibly over \$100k), it is not a permanent solution, only buys us time. Liz pointed out landscape plant choice and placement need to take drainage flow into account

ITEM 10. Clean & Replace Broken Dryer Vents: Liz will get bid from new vendor as last vendor was poor quality work. Replacement vents need to match siding color as close as possible

ITEM 11. Garage #5 Cleanup and Now Secured: Dano oversaw and assisted handyman with this project. Garage 5 now is clean, much garbage and abandoned & obsolete items were removed and hauled away. Knight & Day handyman has now made area for keeping our tools etc. secure and installing combination lock. Combination will be given to Board members and RPM. Residents of Bldg 1 will still have access to Circuit Breakers in Garage 5.

ITEM 12. Storage Locker Bldg 3: Door knob and lock are being installed on entry door to Bldg 3 for security and storage lockers shared by Units 20 & 21 and Units 18 & 19 respectively will also be secured with keys given to homeowner/tenant of each unit

ITEM 13. See Item 11 above

ITEM 14. Stain New Handrail: we have a bid from Knight & Day to re-stain handrail the correct color for \$182, includes material & tax. Approved by Board

ITEM 15. Paint 4 Gutter Downspouts, Bldgs 1 & 2: Knight & Day bid job at \$440 to paint 4 downspouts includes labor, material, and tax. Approved by Board

ITEM 16. Plumbing Repair Unit 12: (per David, owner) still trying to get bids for this job. Contractors very busy. Current residents tested positive for Covid causing even more delay. Bid for partial repairs obtained; complete repair job bids coming in at \$6k to \$8K includes cutting concrete, fixing pipe, fill back in, fix carpet, etc. David stated he is in the process of trying to sell this unit as well as his two other units at this time. He asked about possibility of HOA reimbursing him cost of kitchen repairs due to plumbing backup. The Board agreed David should submit statement to the Board of costs incurred for consideration. Discussion ensued about filing claim with our insurance which includes \$5k Deductible. David stated that if unit sells this point is moot so he wants to hold off filing claim at this time. He is up in the air about the sale of his 3 condos

ITEM 17. Video Inspections of Plumbing Vent Drains: Board agrees video inspection of other drains is necessary and had previously approved scoping months back. Elbow in drain in Unit

12 was completely worn and leaking out into the environment. Results of scoping will help Board proactively plan for future cost of repairs/replacements. Price of scope is \$150 per drain

ITEM 18. Clear Clog, Gutter Downspout Near Units 9 & 11: water is overflowing into river rock between units 9 and 11. Josh will secure bids

Meeting Opened to written items submitted by Homeowners:

From Hina, owner of Unit 2: why are decks on Bldg 2 considered repaired. Plywood placed down is tripping hazard and affects value of her condo.

Per the Board, we still plan to replace the decks but replacing roofs is higher priority at this time and current budget does not allow for deck repair. Previous bid was for \$65k, now closer to \$88k

Unit 17 sale has closed, new long-term tenant now in

From Debra, Unit 7: There is a constant drain from outlet next to her unit, possibly drain from hot water heater (pressure relief valve?) of adjacent or above unit. RPM will send letter to owners of Units 1, 2, and 8 advising of this issue and requesting they have their hot water heaters inspected for potential fail

Meeting Opened to Homeowners at 7PM:

Debra Blizzard: Azaleas: take out those closest to retaining wall. Those along the walkway are mature, less expensive to just leave

Question about invoice for yard debris behind Unit 17

Question: Did the Association pay for cleanup of Garage 5? The cost of maintenance of Garage 5 is the responsibility of Bldg 1 owners per our CC&Rs/Bylaws

No further items, meeting was formally ended at 7:07PM