

Lakeview Condos
2023 Budget Ratification Meeting & HOA Meeting
via Zoom (Recorded)
Meeting Minutes
December 7th, 2022

ATTENDING: Dano Marith BOA President, David Hart BOA Treasurer, Carmen Sonnes BOA Secretary, Homeowners Debra Blizzard Unit 7, Eddie Kreiling Unit 2, and Liz Divers RPM, Josh Perkins RPM

Meeting called to order at 6:05PM by Dano

Establish Quorum – Not met

1. **2023 Budget Ratification – Liz & Dano.** Motion to approve 2023 budget – 1st Dano, 2nd Carmen, 3rd David, all approved.
2. **Financials – Dano.** Went over financials for October 2022. Board approved October 2022 financials if cost to repair water leak damage unit 21 is charged back to owner responsible for cause of leak and damages.
3. **Core Drill 6 – 5” Holes – Dano.** Board approved to have American Mastercraft to core Drill six 5” Holes in retaining wall behind Building 1 to Allow Water to Drain.
4. **Paint numbered parking spaces under carport – Dano.** Done. This item is closed.
5. **Tape Loose insulation under carport – Dano.** Done. This item is closed.
6. **Re-attach loose conduit at Building 2 behind unit 6 – Dano.** Dano to coordinate with Macu’s.
7. **Outdoor Security Lights for Buildings 2 & 3 – Dano.** Dano ordered security lights for Macu's to install near garbage can near unit 1, and downhill driveway near units 12 and 6. Two lights also to be installed at Building 3 at each end. Dano to coordinate with Macu’s.
8. **Bldg-3 Drain Line Repair – Josh.** Done. This item is closed.
9. **Re-route gutter Downspout for Bldg 3 – Dano.** Received 3 bids to re-route gutter and downspout for Bldg 3. Dano to meet with contractors to determine final solution.
10. **Roof Repair at Buildings 2 & 3 – Carmen.** Done. This item is closed.
11. **Roof Repair at Building 1 – Josh.** Leak Seal is waiting for dry, sunny day to repair roof at Building 1.
12. **Clear or repair gutter over Unit #3 deck – Carmen.** Confirm with Adam of Leak Seal that it’s done.
13. **Re-key lock for HOA Garage #5 door – Josh.** Done. There are 6 Spare Keys. 2-keys for RPM’s office. 3-keys for Board members. 1-key hanging in garage #5 near electrical panel. This item is closed.
14. **Install Plywood Decking for Bldg-3 Deck to Strengthen? – Dano.** Have Alex from All Around Maintenance inspect and advise.
15. **Upload all Previously Approved Meeting Minutes to Website – Carmen.** Work with Josh to upload all Board approved meeting minutes onto website. Liz and Josh said this is done. Close this item.

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16. **Manage Noise Violations – Carmen.** Work with Josh to manage noise violation letters and fining process regarding noise from units 1, 8, & 16 during quiet hours. In progress.
17. **Remove Henco's Concrete bags from front sidewalk of unit 21 – Josh.** Not done.
18. **Water Leaking onto Unit 8's ceiling – Josh & Owners.** Unit 2 is above unit 8. Owners of units 2 & 8 are working with each other to resolve. Unit 2 had water under tiles that leaked into the below unit #8 and is being repaired by the owner. Eddie of unit 2 filed an insurance claim and will update the board again as soon as possible with next steps. – **Josh**
19. **Water Leaking onto Unit 21's ceiling – Josh & Owners.** Unit 19 is above unit 21. Owners of units 19 & 21 are to work with each other to resolve. Owner of unit 19 repaired water heater and leak that caused damage to unit 21. The owner will update me as soon as they have more information on this. They will be charged for any damages. – **Josh**
20. **Draft Newsletter – Dano.** Draft a newsletter for all owners about CC&Rs, Rules and Regulations, regarding;
 - a. Per Declaration, Section 9, and Exhibit-A, 4th Amended Appendix-B, garage space or carport space is assigned/allocated to each unit for reserved/restricted use by each unit. Garage space or carport space is not deeded to each unit. Each unit does not own carport space or garage space assigned/allocated to unit.
 - b. Per Declaration, Section 9, and Exhibit-A, 4th Amended Appendix-B, storage closets in Building 3 are shared by units in Building 3. Storage closet on 2nd floor is assigned/allocated to and shared between units 18 and 19. Storage closet on 1st floor is assigned/allocated to and shared between units 20 and 21.
 - c. Per Declaration, Section 11, short-term rentals like AirBnB are prohibited. Renting condos for hotel or transient purposes is prohibited.
21. **RPM Archiving All Emails – Josh.** Confirm Josh is archiving all email correspondence, NOT deleting emails. Liz & Josh confirmed that emails are archived, NOT deleted. This item is closed.
22. **Unit 18 Sale Shows Garage is Deeded – Josh & Liz.** Has sale ad saying that garage is deeded to the unit. Liz will be sending the correct information to owner to remedy. Garage space is assigned to a unit for reserved/restricted use. Garage space is not deeded for unit ownership to put for sale for ownership.
23. **Fallen Fence from neighbor Cathy's yard – Josh.** Waiting for neighbor, Cathy, to get back to me with plan of action to repair fence that fell from her yard into Lakeview's parking lot. This is her responsibility.
24. **Asphalt Repair – Dano.** Will have to wait till next year (Spring/Summer).
25. **New Board Position Available – Josh.** David has stepped down from the Board. We will send out volunteer forms to fill his position.

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26. Homeowners Questions & Comments – All

- a. Debra asked about possibly removing some towing signage around the complex. Concrete junk on site needs to be removed. Wants old solar lights at stairs at carport to be removed.
- b. Dano will remove old solar lights from stairs at carport. New light fixtures have been installed.

27. Annual Meeting Set – Liz & Josh. Setting up Annual Meeting for Tuesday, March 7th. Josh and Liz to draft annual meeting packet for Board's review.

28. Meeting Adjourned – 7:25PM