

Lakeview Condos HOA
Meeting August 22, 2022
Minutes

ATTENDING: Dano Marith BOA President, David Hart BOA Treasurer, Carmen Sonnes BOA Secretary, Homeowners Debra Blizzard, Kim Latten Unit 21, and Lyle Unit 17, and Liz Divers RPM, Josh Perkins RPM

Meeting called to order at 6:09PM by Dano

AGENDA

Financials for July 1-31, 2022

OPERATING ACCOUNT \$11,738.32

RESERVE ACCOUNT \$88,479.76

UNDEPOSITED FUNDS \$359.59

TOTAL ASSETS \$100,577.67

For the month of July: Income +\$5,481, Spent -\$9,475,

Total -\$3993

The main reason for this deficit is the various repairs on common elements: drains, leaks, plumbers came multiple times to flush mainline serving Units 10, 11, and Unit 21 as well as the entirety of Building 3.

Delinquencies: \$28,544 from four different Units but the bulk is made up by one Unit in the amount of \$26,104 which we are pursuing with our legal team to resolve within within the next 3 to

5 months, hopefully before end of year or early next year. This will help bring up our balance to help cover future repairs and upgrades. David inquired about the total cost of the roof repairs. Total cost is \$44k

LeakSeal Roofing is scheduled to begin repairs on Aug 29th. All 3 buildings will have roofs repaired.

30% Deposit was required by roofing company to pay for materials which have been purchased and delivered.

The balance remaining in the account is to cover not just roofing but cost of asphalt repair to entire property at a cost of \$41k. Entire cost of these repairs is \$84,500. Total left in our bank after these expenses would be \$27k of which \$11k is our Operating budget which pays for our month-to-month costs.

Question by Carmen: Would that not put is below the required Reserve amounts? Dano explained we opted to assess \$1k per unit per year to replenish Reserve Account for total of \$20k each year. \$1k is less than the \$6k a year recommended by the Reserve study. The Board understood that amount would pose a financial hazard to homeowners. We already are below, but we have had to prioritize reserve projects such as roofs and plumbing, and in doing so we reset the clock. A Reserve study will need to be done once these major repairs are completed and recalibrate for upcoming repairs such as the decks on Building 2. We are always going to be behind, but we are balancing repair expenses with what homeowners can afford. To this end, we have been

doing creative solutions to problems; for example, instead of spending \$150k to replace entire retaining wall on Building 2, we did a French drain to relieve pressure at a cost of \$20k. On the retaining wall behind Building 1, we put supporting buttresses at a cost of \$30 or \$40k rather than replace wall at a cost of another \$150k to \$200k.

Regarding roofing, Dano asked that Josh confirm with LeakSeal that work start date is Monday August 29 so it can be communicated to homeowners. LeakSeal had given us a previous start date of July 29. It is imperative that repairs are done before rainy season starts because we are spending a lot of money on ongoing individual repairs for interior damage to units due to leaks.

ASPHALT PROJECT

David: Due to current account balances and waiting for funds from Unit 15 Settlement, believes we should put off Asphalt Project until next season so we don't deplete our Reserves in case of unforeseen emergency

Dano: We are finding this 1968(?) building now has drains clogging and corroding. These are common drain lines not individual unit so the HOA is responsible for cost, Funds may need to be diverted from the Asphalt Project to the Drain Line Upgrades. The Board unanimously agreed to postpone Asphalt Project.

David will check with Vancouver Paving to see if they are agreeable to signing contract now but start work next summer. Doubtful but worth trying.

Landscape/Yard

Carmen reported walk through with Macario of Macu's. Biggest issue is weed control. Macario gave us price for weed removal as well as filling areas with river rock. Adding weed control service to our landscaping will add between \$100 to \$150 to our monthly expense. He also submitted quote for replacement of fence by the dumpster to consider in the future. Responsibility for the fence might be a shared expense with our neighbor.

Lyle reported lots of spiders behind Building 1 and suggested perhaps putting down bark dust instead of rock.

Dano explained the work done so far to release and drain moisture up top. Board agreed to postpone river rock behind Building 1 for now, see how well drain upgrades work this rainy season.

The Board reviewed and approved the following repairs and landscaping items from Macu's Estimate:

- a. Paint 4 gutter downspouts for \$250
- b. Remove all weeds onsite for \$350
- c. Remove 2 inches of dirt on both sides of the mailbox and install fabric and river rock. Material and labor: \$400

Gutter Unit 3

After discussion, the Board decided to have LeakSeal repair or replace that section of gutter when they do Building 2

Leak Unit 21

Board had approved reimbursement to Unit 21 for interior damage due to clogged drain because said

drain is shared by Units 20 and 21 therefore considered common element. Discussion followed regarding need to have Septic cleaned. David said Septic was redone 3 or 4 years ago. Last time it was inspected was Nov 2019.

Board approved to have Septic inspected. Homeowner Kim reported plumber stated the pipes leading from units to septic are so old that debris gets caught in the already clogged pipes. Backup and overflow are a constant threat. Josh already has plumber lined up to do thorough inspection of Unit 21. Henco Plumbing recommends relining the pipes versus replacing. RPM will request quote from Henco for relining.

D & F did scope last March and provided us with photos; the quote D & F gave for redoing our plumbing was cost prohibitive. Dano suggested doing Septic inspections every 2 years rather than the required 3. The Board decided to wait until after inspection is done first. Explanation was given that only Building 3 is on Septic, other 2 buildings are on City Sewage. The Board asked RPM to inquire about cost for hooking Building 3 to City Sewage, not as a priority but of interest to the Board to have equity among all units.

Clear Gutter Downspouts

These were done last year. Josh will get price from contractor to have gutters cleaned out. Clear clog at gutter downspouts' underground drains near Units 9 and 11.

French Drain

On Dano's To-Do list: clear out the trench behind the wall of Building 1. It has filled in with dirt from neighbor's yard due to rain washout. Dano proposes working with Macu to create a French Drain as well as drilling 4 6-inch holes to relieve pressure on that wall.

Paint Handrail

Approved already by Board

Carmen will do another walkthrough with Macario to assess and get bid for other repairs needed such as our entry sign which has damage to it

Closing Drapes Unit 15

After discussion, the Board opted to try to better secure windows and sliders to block view. Lyle offered to provide large black tablecloths from work. Lyle/Unit 17's reports seeing signs of vermin from Unit 15. RPM will contact #15's Guardian about access to the unit to do pest control.

This was end of agenda for HOA meeting and floor is opened to homeowners for comments.

Lyle pointed out the gutter downspouts are positioned so the water exits at the bottom of the steps and pose a hazard of slipping in wintry weather if the water freezes. Placement of the downspouts straight down versus diagonally was creating large pools of water behind Building 2 in the parking area. Asphalt contractor will be instructed to incorporate a way to divert water down the driveway and away from the buildings.

Lyle also pointed out a piece of siding that is broken off by Unit 16 could lead to rotting. The possibility of doing spot sealing/patching of the asphalt until full replacement was discussed. Window trim replacement was discussed, and it was decided that because they are strictly decorative, they can easily be replaced at a future date. Regarding question of ownership of outside water spigots: Debra: The Declaration addresses the

question of the spigots. CC&R's state owners who have spigots attached to their exterior are to be compensated for communal use. Liz will look into which spigots are connected to which units.

Homeowner Meeting adjourned at 7:27pm, Board went to a short executive session