

Lakeview HOA Board Meeting
November 8th, 2022 @ 6:00 pm

In Attendance: Dano Marith, Board President; David Hart, Treasurer; Carmen Sonnes, Secretary; Homeowners Kim Lattin, Debra Blizzard, Joann Walsh, Ed Kreiling; RPM Reps Liz Divers and Josh Perkins

The meeting followed the agenda and was led by Dano.

Item 1: Financials, Dano

Our current operating balance is at about 11.4k. Dano reiterated the importance of keeping a cushion for unforeseen repairs and costs

Item 2: Ratification of 2023 Budget, Liz

The Board made some revisions to the 2023 Proposed Budget. Once Board approves revisions, notice will be sent to Homeowners for a December 7 Budget Ratification meeting. This is within the required timeline. An increase of approximately \$20 a month per unit has been proposed effective 2023. This increase reflects inflation plus increase in cost of landscaping services which we have expanded to include regular weed control.

Item 3: Proposed 2023 Budget

Homeowner JoAnn Walsh questioned the need for the proposed increase. She is feeling very frustrated by the costs of the many repairs she has had to do to Unit 3 as well as being misled by the Realtor. Dano explained that interior repairs are the Homeowners responsibility and not the HOA. He asked JoAnn to hold further discussion until the end of the meeting when floor is opened to Homeowners.

Item 4 Core Drill Holes in Retaining Wall Dano

Macu's was unable to do the job of drilling the six holes on the retaining wall behind Building 1 due to inadequate tools. Alex has submitted a bid though it is quite high. One more bid will be sought from a different contractor

Items 5 & 6 Parking Space #'s and Loose Insulation: Dano

Dano will, on his own time, paint the corresponding parking space numbers in the carport. Dano will also affix the parking signs that had been previously removed and tape back into place the insulation board that is hanging down

Item 7: Re-attach Loose Conduit, Building 2

Dano: there is a loose conduit wire hanging by Unit 6. Dano asked RPM to have Macu reattach it to the soffit to prevent it falling on someone

Item 8: Security Light, Dano

Dano has ordered security lights and Board has approved purchase. We will wait until roofing to Building 2 is finished to install these lights as they will be attached to the soffit at both sides of building 2. Security lights will be installed at both ends of Building 3 as well

Item 9: Bldg 3 Drain Repair

Repair to drain serving all 4 units in Building 3 has been completed by Henco at a total cost of \$21,000. Josh will call Henco to have them remove bags of cement left behind by Unit 21

Item 10: Rerouting Gutter Spout, Bldg 3

The underground downspout drain has deteriorated and is clogged. Danotook photos and drew scheme for having the gutter rerouted to the side of the building where meters are so it drains into the river rock. Request for bids has gone out by Josh. Dano asked that Macu also be asked to submit bid.

Item 11: Roof Repair at Bldgs 2 & 1, Carmen

Building 3 is completed; Building 2 has had delays, partially completed but Adam of LeakSeal says work will resume this Friday and Saturday. Josh and Liz state the delays are unprecedented: LeakSeal has an excellent track record. Liz will call Ray, the owner, to discuss the delays. Building 1 should be much faster as it only requires seams re-sealed and are-do of edges and trim

Item 12: Gutter over Unit 3 Repair, Carmen

Repair has not been done but roofing work stopped right between Units 3 and 4 so possibly will be repaired when work resumes. Carmen will try to catch roofer when he comes to complete job on Fri/Sat. Dano discussed the importance of unannounced visits during repair work to ensure quality and that professional standards are practiced "Trust but Verify", citing the example of LeakSeal roofers breaking the carport gutter and, though they fixed it, they did not report it as well as Henco technicians not mentioning the clogged downspout gutter in Building 3

Item 13: Lakeview Entry Sign Repair, Carmen

Estimate obtained from Macu was \$1600. The Board agreed to postpone repair at this time until Spring due to 2022 budget constraints

Item 14: Re-Key Garage 5, Liz

Liz will follow up with the locksmith regarding re-keying of lock to HOA Garage #5. It is important that this happens asap because the electric breakers for Building 1 are located in the garage and if it gets accidentally locked again, homeowners in building 1 will not be able to access and reset their breaker

Item 15: Plywood for Decks Bldg 3

Per homeowner JoAnn Walsh, the Board agreed to have Josh contact All Around Maintenance to do inspection of decks for Bldg 3. This same contractor did inspection of Bldg 2 and placed the temporary sheets of plywood

Item 16: Repair Curb on Downhill Driveway

Because it is not presenting any immediate threat or issue, the Board agreed to postpone repairs to the cracked curb until the asphalt repair is done

Update on the recycling bin delivery situation; Board approved having Liz order signage from Signs & More and placed in recycling area to help residents sort and recycle correctly. Access to the electrical shed for Bldg 2 was discussed. Board agreed Bldg 2 homeowners can make copy of key.

Item 17: homeowner Questions & Comments

The floor opened to homeowners: JoAnn had questions and comments about Reserved Parking designation as well as missing handrails to Bldg 2. The Board explained there has not been handrails in recent history. At JoAnn's request, the Board approved to have Josh get bids from contractors for installing these. A discussion of the recent incidence of disturbance and noise complaints followed with Eddie, JoAnn, and Debra contributing. The Board finds these noise complaints unacceptable and explained the necessity of having proper documentation of each incident so that the notification to that homeowner goes out and the correct procedure is followed consistently, with financial penalties levied if problem persists. Liz added that there are Noise Restrictions per the City, 10pm to 7am, and violations can be called in to 311. Liz will forward Carmen Debra's email regarding Lakeview's policy. Debra explained the protocol per our rules is one formal notice followed by fines if violation persists. Discussion about the electrical wiring in these old units followed and the fact that individual inspections by a certified electrician by the homeowners is warranted and a good idea.

Also discussed: whose responsibility is the electrical system. It was determined that individual electrical breakers, fuse boxes, outlets, and wiring are the individual homeowner's responsibility. David explained some Lakeview Condos electrical history and the fact that not all outlets in our condos are grounded.

Other discussion centered on having Unit numbers installed for Bldg 1 as tenant in #16 has put up his own number probably out of necessity but without following protocol.

Open Floor session ended, and Board went into 5-minute Executive Session before ending meeting

Meeting Minutes submitted by Carmen R Sonnes