

Lakeview HOA Meeting via Zoom October 11, 2022 @ 6:00 pm

ATTENDING: Dano Marith, Board President; David Hart, Treasurer; Carmen Sonnes, Secretary;

Debra Blizzard, Homeowner Unit 7; Kim, Homeowner Unit 20

MEETING CALLED TO ORDER: 6:05 PM

Item 1

Progress report on Roofing Project. Building 3 completed. Roofers currently working on Building 2. Gutter repairs between Units 3 and 4 were discussed and approved. Building 1 will only require sealing TPO seams that are starting to peel. Replacing section of facing caused by gutter overflow will also be necessary for Building 1.

Item 2

Videos of drain lines for Buildings 2 and 3 were discussed

Item 3

Drains: Building 3: Contractors are saying install Clean Out is necessary. Septic system inspection was completed and passed. Discussion on different bids and options from three contractors. Board agreed to go with Henco Plumbing to do clean out and, rather than reline the pipes, install new drain line parallel to existing line and put concrete back for \$21,500. Discussion about pros and cons of the liner option followed but new pipe option is still the better one. Also discussed: the age and deteriorating condition of all our drain lines. We are having to divert funds intended for asphalt repairs to drain repairs. Plumbing issues are bleeding our budget. Dano asked Josh to get bids from Apollo and Clark County Plumbing to do clean out and full dig out plus restoring concrete like Henco. Henco has very good reputation. Henco will need to enter Unit 20 and remove then reinstall toilet to complete job. Regarding Building 2: drains are in ok condition at this time, but we need to set aside a minimum of 22k in our budget in anticipation of future issues.

Item 4

Decks on Building 3: David inspected them about a year ago and the structure seemed solid, no problems. David will reinspect and report.

Item 5

Should cracks and potholes in the asphalt be filled? Since we need to postpone a full resurfacing job, Josh will get bid to just do repairs to the one damaged curb area that's allowing water to pour onto the concrete pad of Building 3.

We will hold off doing any other temporary repairs

Item 6

Financials and Proposed 2023 Budget: Financials ending Sept 30, 2022: \$11,400 in Operating Account; \$94,500 in Reserve Account; \$40 undeposited for a total of approximately \$106,000 in the bank. We have a 10% delinquency rate. The Board continues working with our lawyer to resolve Unit 15 delinquency. For Sept we had income of \$5400, expenses were \$5200. From Jan to Sept, we have spent \$36,000 of the 2022 budget on unplanned repairs. Proposed Budget for 2023: Insurance cost will go up by approximately 28%; \$2000 comes out of the Reserve Account for discount to Homeowners who pay yearly assessment in full; landscaping cost has increased from \$400 to \$500 a month. Discussion followed about the impact of inflation on our

operating costs and the possible need to raise HOA dues for 2023 by about \$20 per unit. The Board unanimously agreed to implement raise effective January 2023.

David thanked Dano for the extremely hard work he has done digging the trench in back of the retaining wall behind Building 1. It was 100 feet long, 2.5 feet deep, 2.5 feet wide. Discussed an email from Debra regarding liability insurance. All vendors paid out by RPM have to be licensed, fully insured, and bonded. Debra's main concern is HOA liability for workers getting injured while on the job at Lakeview. She was reassured contractors insure their workers

Item 7

Per Josh, Jeremy did good job jetting and reconnecting gutter downspout underground drains near Units 9 & 11

Item 8

Digging trench and install French drain has been done by Dano, now awaiting Item 9

Item 9

Macu will do core drilling of 6 holes next and install pipe to complete French drain job

Item 10

Gutter downspouts were painted by Macu and paint was matched well

Item 11

Drapes need to be straightened and closed in Unit 15 for aesthetic reasons but will be left as is for now.

Item 12

Repair Lakeview sign. Carmen will speak with Macu again about a bid for that repair as well as resubmit repair for painting handrails. Dano offered to get a stencil and can of spray paint and paint numbers for carport parking stalls and reinstall fallen signs. He will submit receipts.

Item 13

Discussed already

Item 14

Landscaping behind Building 1: Board decided to put on hold for now, possibly apply river rock at approximate cost of \$1000 if area turns muddy during rainy season.

Discussion of changes to recycling pick up schedule by Waste Connections: it now will be every other week instead of weekly. May need to add a cart and notify all residents of changes as well as encourage them to break down boxes before putting them in the recycling carts

Meeting opened to Homeowner comments and questions.

Kim, Unit 20 requested we remove blue recycling bin by her bedroom window. Dano will remove it.

Meeting was adjourned at 7:37pm

Minutes submitted by Carmen Sonnes October 18, 2022