

**Lakeview Condo Board Meeting
Tuesday, January 5, 2021, 6:30pm
via Zoom**

Present: David Hart, Stephen Lau, Juan and Terri Piedra, Denny Huston, Carmen Sonnes, Brian Dunlap, Dano Marith, and Debra Blizzard. Proxy: Justin Rhodes and Kathy McClung.

1. Call Meeting to order

Dano called meeting to order at 6:30pm.

2. Approve meeting minutes from 1/29/2020

Motion: David Hart made a motion to approve meeting minutes from 1/29/2020

Approved: Denny Huston (2nd) and Dano Marith

3. Approve 2021 budget

Motion: David Hart made a motion to approve the 2021 budget

Approved: Denny Huston (2nd) and Dano Marith

4. Approve 2021 Special Assessment via Ballot Count.

Total ballots received 14; 13 ballots approved the \$1000 special assessment; 1 ballot disapprove the \$1000 special assessment.

Motion: David Hart made a motion to approve the special assessment for \$1000

Approved: Denny Huston (2nd) and Dano Marith

5. Approve 10% discount off the \$1000 special assessment to owners in good standing if paid by March 31, 2021.

Motion: David Hart made a motion to approve a 10% off the \$1000 special assessment for owner in good standing if paid by March 31, 2021.

Approved: Denny Huston (2nd) and Dano Marith

6. Vote for Waiving 2020 audit.

Total ballots received 14; 13 ballots approved waiving the 2020 audit; 1 ballot disapprove waiving of the 2020 audit.

Motion: David Hart made a motion to wave the audit with the received approved ballots

Approved: Denny Huston (2nd) and Dano Marith

7. Old Business

- a. Decision was made to move forward with the estimate received from All Around Maintenance. Due to the current state of the deck of Building 2, the request will be made to start this project as soon as possible weather permitting if possible.

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b. David Hart to look at building 3 deck to see if it needs to have vendors come out to check the condition of the deck.

c. David Hart assigned to get three estimates regarding asphalt work. Quote #1 will be for needed repairs to get through due to limited budget, quote #2 all-in estimate for repairs including sealcoating. Add to see if the water pooling can be re-directed down the hill.

d. Mia's assistant with Rapid Soil Solution will be on site 1/6/2021 to survey the crack in retaining wall near parking spaces #10, #19 and the retaining wall behind building #1. Dano to be the contact point person for this project to see if there are remedies outside of a full wall replacement to help with drainage to slow damage to walls to get more time to save money for full replacement scope. HOA does not have the budget at this time to do a full replacement.

e. Three landscaping estimates requested to try and see if a vendor that can be called when mowing is needed to help with the cost. Currently, landscaper requesting 2x a month to mow and looking to terminate in March.

f. Three estimates for full pressure washing requested including painting. For building 2 on the stairwell the water drainage causes moss that will need to be maintained to remove any safety hazards. Include with pressure washing estimate. Denny Huston will lead this effort.

g. Confirm current Board positions until the annual meeting for 2021.

i. President – Denny Huston, Treasurer – Dano Marith and Secretary David Hart. At the annual meeting two positions will be up for election. Odd year annual meetings will call for two directors to be elected and even year annual meetings will call for one director to be elected per the Bylaws 4.2.

ii. Denny Huston to coordinate with Panthera from RPM Services to put together annual meeting notice packet.

h. **New website** for Lakeview COA is <https://rpmservice.net/lakeview> , **password** is lakeview. Updates will be done by RPM Services.

7. New Business

a. Roof, gutter and downspout leaks for all three building. Building 1 has an overflowing gutter spilling over the side. Building 2 continues to have small roof leaks and a potential roof leak on the NW corner. Building 3 has a leaking gutter spilling onto the deck of unit #18. David Hart will lead this effort.

Motion: Dano Marith made a motion to have a roofer/plumber to come out and inspect asap.

Approved: David Hart (2nd) and Denny Huston

8. Open Forum

A. Annual meeting of Lakeview COA is to be scheduled for Tuesday, February 23rd at 6:30pm via Zoom.

a. Motion made by Dano Marith to schedule the annual meeting for Tuesday, 2.23.21 at 6:30pm via Zoom

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Approved: Dennis Huston (2nd) and David Hart

- B. David Hart with units 3, 10 and 12 presented that the NE corner of the building appears to have a leak form behind the siding as well as #4 had a leaking roof jack. These items will be looked at while the roofer/plumber in on site for all the buildings. David to lead.
- C. Carmen Sonnes with unit 4 presented that she would like the pothole at the entrance to be included with the repairs.
- D. Carmen Sonnes with unit 4 presented that she would like to know about the garage waiting list and if there was a procedure if someone wanted to let them use it if they were not using a garage. Juan Piedra with unit 18 shared that the previous Boards as part of a settlement agreement designated that each unit would either have a garage or a covered car port. RPM to send out the designation list and an updated designated list to all homeowner for their review.
- E. Brian Dunlap with unit 5 also have would like to know how he lost his garage. Juan Piedra with unit 18 stated that his unit was the reason for the start and that he should review the old and new designation list.
- F. Debra Blizzard with unit 7 presented that the Board did not hold the required amount of meeting for 2020.
- G. Debra Blizzard with unit 7 presented the wording on the notice for the 1.5.2021 meeting used homeowner instead of Board. RPM representative shared the Annual meeting is the only notice that will have the words Annual Homeowners Meeting listed.
- H. Debra Blizzard with unit 7 presented that unit #4 always had a covered carport not a garage. Robert Sonnes had rented a garage but was not assigned one.
- I. Debra Blizzard with unit 7 presented that the Board of Directors asked to have the code of ethics signed. Dano Marith asked for the reasoning of this requested. Debra Blizzard replied good business.
- J. Debra Blizzard with unit 7 asked if the Board granted any owners request to meet with the Board. Dano Marith Board Treasurer replied with no.
- K. Debra Blizzard with unit 7 presented that all guest parking and reserve spaced need to have all the rules followed by all owners, Board, and residents.
- L. Debra Blizzard with unit 7 presented that if the same vendor is being hired to replace the deck that did the wall and did not perform it properly than the Board should consider another and having a contract with the vendor this time with all the provisions.
- M. Debra Blizzard with unit 7 presented that the delinquency report being available to all owners.
- N. Debra Blizzard with unit 7 presented that owners should not get to reset violations previously occurred. RPM representative stated that if there is a new tenant moves in than that would reset just as if an owner lived in the unit and then rented it out and then came back. It is the owner's ultimate responsibility to notify his tenants of all rules and regulations and violations.
- O. Debra Blizzard with unit 7 presented are owners allowed to have the ARC requests. Owners are able to have ARC requests as long as no sensitive information. Does a floor change require an ARC approval with the owner? RPM to follow up with a response after reviewing governing documents.
- P. Debra Blizzard with unit 7 presented a follow up regarding foreclosures delayed due to Covid.
- Q. Juan Piedra with unit 5 presented that unit #5 did in fact keep garage and gave up carport. Posted financials Juan feels as though the Board is being secretive as he previously posted full financials including information regarding tenants' names with delinquency amount but that has not happened since he got off the Board. RPM replied that a request for financials can be put in writing and requested from the Bookkeeper no information

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that has sensitive information would be released but the amount of delinquency would be included just no names and unit numbers.

- R. Juan Piedra with unit 5 presented that the number of meetings was not kept per the governing documents by the Board.
- S. Juan Piedra with unit 5 presented he would like all meeting minutes posted once approved. RPM stated that pending meeting minutes are not posted but once Board approves, they will be posted on the website and made available to all owners.
- T. Carmen Sonnes with unit 4 presented a thank you to all the hard work done by the past and present Board members.
- U. No other owners on the call had any other items to bring up in the open forum.

9. Adjournment

Meeting adjourned at 7:00pm.

Motion made by Dano Marith to close the meeting at 7:50pm.

Approved: David Hart (2nd) and Denny Huston.