

Lakeview Condo Board of Directors Meeting – Minutes
May 24, 2021
6:00pm
Via Zoom

Present: Denny Huston, David Hart, Dano Marith, Debra Blizzard, and Becki Johnson with RPM.

1. Call Meeting to order

Call meeting to order at 6:02pm by Denny Huston.

3. Approve meeting minutes from 02/23/2021:

Motion: Dano Marith made a motion to approve the annual meeting minutes 2.23.2021.

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

4. Financial Report – given by Dano Marith

Operating \$49,327.00

Reserve \$102,335.00

Undeposited \$323.00

Total in bank \$151,987.00 as of 4/30/2021

6. Old Business

a. Deck proposals for building #2. Board selected All Around Maintenance. RPM will follow up with All Around Maintenance to have a contract for the work of the deck. The BOD has approved to have the attorney review the contract before moving forward with signing and scheduling. The increase of lumber cost has the potential to increase the cost of the deck. RPM to send the cost of the updated estimate and the contract to the association's attorney Kevin Harker for their review.

b. Building 3 deck- David Hart reviewed and found that it is structurally sound with pressure treated posts. One spindle is loose but below looking sound. Deck needs to be resealed and a few minor repairs. RPM get a contractor out to get an estimate on the deck to refinish and spindles resecured. Board would like to coordinate with All Around Maintenance to do the repairs and seal the deck for building 3 at the same time of building 2.

c. Asphalt repairs. Received three estimate repairs. Two other capital expenditures building 2 deck and carport wall/Building 1 wall. RPM to send all estimates received to the Board for further review and to ensure all estimates include curb and parking spot repainting. There is also the concern of how parking will be impacted by this project and will need to be part of the

review. Update David managing the project – the problem is the logistics of parking from the entrance through the association. Walking would be feasible, but no residents could drive in. When it was seal coated last time, it was a thin layer and that is why we are experiencing the problems now. Recommend trying out David's recommended vendor.

Motion: Dano Marith made a motion to have large pothole filled in at entrance by the recommended vendor provided by David.

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

d. Crack in carport spaces #10 and #19. Dano met with the engineer regarding the two carport concerns and all the retaining wall on building 1 to come up with a plan to extend life. Ideally, lower the grade to take off pressure. Dano will work with RPM Services to get three estimates. RPM and the Board is trying to get the vendor to come out to give an estimate on this item. Dano will meet on site with vendors to get estimates but needs to be soon as he will be traveling.

e. On the wall the parking space numbers are starting to come off, RPM to get an estimate from All Around Maintenance of cost to repaint. RPM will reach out to Alex to get an additional estimate.

f. Landscape is B & T Resources and started 4/1/2021. This is a completed item and can be removed.

Motion: Dano Marith made a motion to remove item f off the meeting agenda as the new landscaper has been selected and started.

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

g. Pressure wash. Fully pressure wash being held off. The areas of safety concern are the stairs on building 1. Building 2 has moss and it was discussed that vinegar helps to remove moss. Building 3 walkway needs to be looked at as well. RPM to have vendor reached out to David Hart to schedule a time to walk the property. Roofs are needed to be cleaned. A1 Top Notch was the most practical. RPM to send over contact information to David. Clean on building 1 stairs, no stairs on building 2 as they were already done and then the area down by the window wells building 2. A1 Top-Notch roof for building 1. Gutters of building 2 have overflowing gutters to be added to the scope of the work. RPM to send out all contact numbers to A1 Top Notch and pressure wash vendors. David to call Board members to get approval speedier. David proposed having a general maintenance contractor to have simple items completed. The gutter overrun caused by the runoff of debris of the gutters.

Motion: Dano Marith made a motion to find a contractor to serve as a maintenance contractor to be more proactive to handle maintenance requirements.

Approved: Denny Huston (2nd), David Hart, all approved

h. Updated vehicle registry. RPM has completed the update on the vehicle registry and there are two units that have not submitted updated vehicle registration. Towing contact was updated.

i. Website updates. On the CC&R's page under new rules, the link takes to a personal dj website. RPM to remove and put up the correct link. No other comments on the website.

Motion: Dano Marith makes a motion to close this item-i off the agenda as it has been completed.

Approved: David Hart (2nd), Denny Huston, all approved.

j. Hardwood floors. Debra with unit #7 shared that in CC&R's 13.e owner has the right to substitute but must get approval from the Board of Directors. Board to review to ensure that the correct sound barrier is used so that transmission of noise does not affect other units. All submissions need to be completed on the ARC form and submitted to the Board of Directors. Update, make sure that all upstairs unit owners know they need to submit an ARC approval. RPM to send a reminder to all owners to submit an ARC request.

Motion made by Dano Marith any flooring changes for upper floors go through ARC approval process before changing flooring and performing work.

Approved: David Hart (2nd), all approved.

7. New Business

a. Next Board meeting. Leave it to RPM to fit within their schedules and send out meeting dates and times to the Board. Give possible dates for end of July.

Motion made by Dano Marith to have RPM send meeting dates available end of July, early August that they are available to the Board to schedule next meeting.

Approved: David Hart (2nd), Denny Huston, approved.

b. Emergency phone numbers for all Lakeview Condo. RPM needs to be able to have all of this information. RPM the Rent Manage software and backup spreadsheets are available to update the owners contact information, renter information and the emergency contact. Unit 15 does not have any emergency contact but need to have for everyone home in case of emergencies. Preserve the emergency contact and then we keep a running roster and only provide to the Board if needed.

8. Open Forum

- A. Debra Blizzard with unit 7 – Board members was wondering how many violations did you make note of and ask RPM to act on? Answer from the Board non.
- B. Debra Blizzard with unit 7 – In regard to the deck. The carport painting should have been taken care of during the retaining wall and not charging us. The new deck – uniform appears of the exterior may not change the exterior appearance of the unit especially the esthetics that cost

the association of nothing. Items such as fixtures, colors – that needs to be addressed. The property values are being depressed. Dano asked if a non-compliance has been sent and she confirmed to Panthera at RPM. Decks is the maintenance going to stain the new deck the same color. Board does not know, and they will confirm the color of the deck. Board agrees with the unit owner.

- C. David Hart owner of unit 12 – waste system backed up and flooded the unit. He is having his unit cabinets and flooring. He had to pay out over \$400 to snake the line. The tech stated that the overflow was from the upstairs unit. The line clean out was 35-45 feet; is that the owner's responsibility or is that the associations responsibility. When they did the plumbing, they did a wet vent and that backed up. Who is responsible for the paying of the bill that owner David had to pay out?
- D. Denny Huston's owner of unit 20 and 21. The esthetics of the association is not pleasing. Board wants all non-compliance emails over to the Board.
- E. Reserve study. Dano emailed over the last reserve study. Panthera with RPM sent over the information regarding the reserve study needs to be completed annually and included the statue. Panthera with RPM recommended a flat fee that is for three years. The amount would be \$1380 a year.

Motion made by Dano Marith to move forward with a flat fee \$1380 and this year will be the on-site visit and then following two years will be reviews.

Approved: David Hart (2nd), Denny Huston, approved.

- F. David Hart – who signs the contract of decking? Dano answered with usually the President and then of course, Secretary and Treasurer please review before approving. David Hart is wondering once you sign that would make you responsible for the contract. Dano explained that it is a representation of the Lakeview Condominiums.
- G. RPM to send to the Board a copy of the master certificate of insurance. David agreed that would be a good to have.

9. Adjournment

Motion made by David Hart to adjourn meeting at 7:09pm.

Approved: Dano Marith (2nd), Denny Huston, approved

Meeting adjourned at 7:09pm.