

**Lakeview Condo Annual Meeting**  
**January 29, 2020**  
**6:30pm**  
**RPMS**

Present: Denny Huston, David Hart, Debra Blizzard, Brian Dunlap, Panthera Fox, Dano Marith (via skype conference call).

**1. Call Meeting to order**

Call meeting to order at 6:31pm.

**2. Approve meeting minutes from 10/29/2019**

Motion: David Hart made a motion to approve the meeting minutes from 10/29/2019.

Approved: Dano Marith (2<sup>nd</sup>) and Denny Huston

**3. Approve 2020 budget including special assessment.**

Motion: Dano Marith made a motion to approve the 2020 budget including \$1000 special assessment.

Approved: David Hart (2<sup>nd</sup>) and Denny Huston

**4. Approve 10% discount off the \$1000 special assessment to owners in good standing if paid by March 31, 2020.**

Motion: Dano Marith made a motion to approve a 10% of the \$1000 special assessment for owner in good standing if paid by March 31, 2020.

Approved: David Hart (2<sup>nd</sup>) and Denny Huston

**5. Vote for 2019 audit.**

11 ballots for the 2019. There were 9 votes to disapprove the 2019 audit and 2 votes to approve the 2019 audit. Ballot to wait 2019 does not pass.

**6. Old Business**

a. Deck proposals for building #2. One estimate available. RPM to coordinate with David Hart and contractors to get a total of three estimates. Included on the estimate will be; what needs to be done and why?

b. Asphalt repairs. One estimate available. RPM to coordinate with David Hart and contractors to get a total of three estimates.

## 7. New Business

a. Crack in carport parking spaces #10 and #19. Have these evaluated by the engineer consultant that the Association previously used; Mia. Also, the wall up on hill for building 1; having this looked at as well for safety concerns.

Motion: Dano Marith made a motion to meet with civil engineer Mia for carport areas #10 and #19 in ways we might avoid additional damage.

Approved: Denny Huston (2<sup>nd</sup>) and David Hart

b. Additional landscaper estimates.

Motion: Denny Huston made a motion to get additional estimates from local landscapers for review.

Approved: David Hart (2<sup>nd</sup>) and Dano Marith

c. Pressure washing and possible painting of flat work.

Motion: Denny Huston made a motion to get three estimates for pressure washing and possibly painting of the concrete area.

Approved: David Hart (2<sup>nd</sup>) and Dano Marith

d. Add David Hart to the Board of Directors.

Motion: Denny Huston made a motion to add David Hart as the newest member of the Board of Directors.

Approved: Dano Marith (2<sup>nd</sup>)

e. Terms of the directors was not readily available. Table until able to review governing documents for terms and if they need to switch roles.

## 8. Open Forum

- A. RPM to manage the Lakeview website moving forward.
- B. Debra Blizzard with unit 7 presented documentation about walk cracks from 8/7/2019. Her concern is they are not superficial cracks. This could mean the wall is defective and damaged. What is the contract with the vendor in order to have arbitration if done improperly?
- C. Debra Blizzard with unit 7 presented collections of RCW 4.7.9 Vial's office may have additional charges but did not want to disclose the unit it was in reference too.
- D. Debra Blizzard with unit 7 presented that tenants are moving out and leaving items behind. Tenant/landlord law to restore the common areas. Addressing with the owners directly would be the best course.

- E. Debra Blizzard with unit 7 presented that the dryer vents are painted/caulked for building #2 and need to be replaced. Uniform of units cannot change the exterior per the governing documents.
- F. Debra Blizzard with unit 7 presented RCW 64.90.525 that the current budget summary does not line up with this statute. RPM to follow up.
- G. Debra Blizzard with unit 7 presented unregistered vehicles that she had sent in previously for non-compliance. RPM to move forward with notices but must keep Board informed. Debra Blizzard provided records to Panthera with RPM to follow up with the non-compliance parking concerns.
- H. Debra Blizzard with unit 7 presented that garage #15 is a limited common area and with the extra vehicle traffic that there is potential extra wear and tear on the asphalt. Guests are not in compliance with parking rules.

## 9. Adjournment

Meeting adjourned at 7:33pm.