

# LAKESIDE AT THE RESORT ASSOCIATION

## Board of Directors Open Meeting Minutes

Friday, January 14, 2022

Via Go To Meeting Only

**Board Members Present:** Dave Bloye, President  
Andy Lewis, Vice President  
Bob Agner, Secretary/Treasurer  
Pat Carter  
Fernando Igartua

**Also Present:** Stacey Lippert, CAM, Desert Resort Management  
Marc Lippert, On-site Manager, Desert Resort Management  
Thomas Shewski, 372 Lake Resort Rd.  
Georgeann Lovejoy, 364 Lake Resort Rd.  
Gerald & Shannon Glavaz, 346 Lake Resort Rd.  
John Petersen, 366 Lake Resort Rd.

### Call to Order

Dave Bloye, called the meeting to order at 10:22 a.m.

### Confirmation of a Quorum

A quorum is established.

### Closed Session Disclosure

The Board will meet, if necessary, after the Regular Board Meeting to address delinquencies, legal, violations, homeowner request and personnel matters.

**Approval of Minutes – November 11, 2021** - Bob Agner moved [2<sup>nd</sup> Andy Lewis] to approve the minutes as written. **Motion Carried.**

**Approval of Financials October & November** – The Board reviewed the financial reports and a few questions were asked and answered. Bob Agner moved [2<sup>nd</sup> Andy Lewis] to approve the financials as presented. **Motion Carried.**

### Unfinished Business

**Paint Update** – After the Board meeting last time, painting contractor, Fox Painting reviewed the property onsite and subsequently provided a bid to paint all 9 buildings and the lamp posts and discard the old paint. The bid was \$5,300. In the past, this paint maintenance has been down by the handyman and has taken quite a bit of time. This company will be sending a crew and the project will be completed in timely manner. Bob Agner moved [2<sup>nd</sup> Pat Carter] to accept the bid of \$5,300 from Fox Painting and to fund this project from the Operating account. The painting will be scheduled when the weather allows for it. **Motion Carried.**

Resort Issues – Dave Bloye will discuss any Resort issues regarding the Club Card with the current manager of the Resort to ensure that the employees at the Resort understand the agreement between the two entities.

### **New Business**

2020 Audit & Taxes - The Board reviewed the draft *Independent Accountant's Review Report* presented by Newman CPAs for the 2020 fiscal year. Stacey Lippert explained that she spent an inordinate amount of time reviewing the various accounts with Newman. This was especially challenging because DRM did not take over the Lakeside account until 2021 so, there were notes and financials not readily available due to different accounting programs. After review, Andy Lewis moved [2<sup>nd</sup> Bob Agner] to accept this draft report from Newman. Ayes 4 Noes 1 **Motion Carried.**

2021 Audit/Tax Engagement - The Board reviewed the proposal from Newman to perform the audit and tax duties for the 2021 fiscal year. The contract amount is \$1,300. In the past, taxes were prepared by smaller firms and H&R Block. These services are much more detailed than the past accounting firms and therefore, the cost is higher. Andy Lewis moved [2<sup>nd</sup> Pat Carter] to accept the engagement letter and enter into this agreement for the 2021 fiscal year. **Motion Carried.**

RFP for Landscape Contract for 2022 – The Board reviewed the Request for Proposal for landscape services for the 2022 year. This RFP will be sent to local landscape contractors (including the current landscaper) so that they may submit a bid for review by the Board. This RFP will be sent in February with a review by the Board in March.

Fire System Maintenance – Marc Lippert reported that recently, a property owner had an issue with the fire sprinkler inside the unit. Upon inspection, it was noted that the anti-freeze for this building was sub-standard. This resulted in an unexpected invoice for \$4,538.36. In an effort to be proactive, Marc requested Ornnell Fire Sprinkler to review the other buildings to ensure there was adequate anti-freeze in each system. Upon inspection, building 1 – Riser A, Building 2 – Riser B and Buildings 5-7 – Riser D, all require drain and recharge of the fire sprinkler system with new anti-freeze. The estimate is \$3,230 for Riser A, \$3,230 for Riser B and \$6,345 for Riser D for an estimated total of \$12,805. Marc Lippert reported that over-time the anti-freeze, just like in your car, requires new anti-freeze. The Board expressed concerns that the owners would have adequate notice. Marc and Stacey Lippert will ensure proper notice and noted that this only requires access to garages, not homes. Pat Carter moved [2<sup>nd</sup> Bob Agner] to accept this bid of \$12,805 and to fund this expenditure from the Reserve account. Ayes 4 Noes 1 **Motion Carried.**

CC&R Review – Dave Bloye reported that there are a few things that should be cleaned up and clarified in the CC&Rs. A full review will take place later as it is more cost effective to have the attorney review and change all at once instead of making many minor changes. **No Action.**

## **Reports**

Dock Update – Villa I Slips 14 & 15 – new floats will be installed in this area to lift the dock up. Jayna Morgan is working with Arrowhead Docks Unlimited for these repairs. The estimate is \$1,900 and this expenditure is in the operating budget and is approved.

Landscape Committee – This matter was covered under C. of New Business.

Architectural Committee Report - Andy Lewis read the following: *We've updated the "Application for Architectural Review" form. It's available on the Town Square app. – under Tools>>Documents>>All Documents>>Current Arch Form Rev 2021. Interior Modifications only require pages 1 and 2 to be filled out and submitted. Larger projects require pages 1 and 3 to be filled out and submitted to the Architectural Committee. We call it the "Good Neighbor Application" so that the Board is aware of what owners are doing – to better answer neighbors' questions that arise (noise, common area floors being covered, etc.) Also, the Board will have the licensed contractor's name and contact information in case of any problems that might occur from a neighbor's construction.*

Punch List/Annual Tasks – The Punch list is being phased out and Stacey and Marc will provide the Board with a list of tasks completed, pending or requiring Board action at the meetings. This is to get the property owners out of the day to day maintenance of the complex. If items are seen that need attention, owners to contact Stacey for response.

Calendar of Tasks Review/Discussion - Dave Bloye is working on the calendar of tasks and updating as needed.

Management Report – No action on this item.

**Roof Update/Assessment** – The Board reviewed roofing reports from two contractors; Copp Roofing and BRS Roofing. Both roofing companies provided similar reports. The current roof was not properly ventilated in the attics and this caused moisture and wood rot. From past documentation, this roof was installed in 2004 and repaired in 2016. There does not appear to be any recourse against the prior contractor as there have been several contractors, over the years, patching, repairing and removing unpermitted items (wires, dishes, etc.) on the roofs.

The two contractors bid for the product Timberline and Grand Sequoia. The differences are mainly aesthetics; these are both very good products with 40-year warranties. The Grand Sequoia has a multidimensional look and more like what is currently on the roof. For reference, Edgewater Shores had this roof placed Grand Sequoia on their buildings a few years ago. Marc Lippert encouraged everyone to go look at those roofs for perspective.

The bids were as follows and includes all buildings and the trash container:

Timberline Product:

Copp Roofing \$305,062

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BRS Roofing     \$299,600

Grand Sequoia Product:

Copp Roofing    \$423,646

BRS Roofing     \$404,400

The Board discussed payment options including an assessment. It was also noted that these are just estimates. Once the roofing company gets into the project, there may be additional costs based on how much wood requires replacement. Right now, building supplies costs are increased and the ability to obtain supplies is often difficult. A Board workshop will be scheduled for January 28<sup>th</sup> to discuss contract details and assessment and finance options. Upon a decision, the full membership will be notified, and the procedures followed. The Board will review the bids and provide follow up questions to Marc or Stacey prior to the meeting to avoid delay.

**Homeowner Open Forum**

374-376 Lake Resort Way – These owners provided a question via Town Square and the availability of emergency lights in the lobby during a power outage. All lobby lights will be evaluated to see if (1) they are in every lobby and (2) they are in working order.

Snow Removal – The Board would like the snow plow operators to place the snow either in the 4 parking spaces (dock owner spaces) or at the end of the cul-de-sac. This would allow more access to driveways and perhaps avoid the additional costs associated with hand-shoveling these areas.

Leaning Tree – Concern about a tree leaning at Buildings 8 & 9. Stacey Lippert to contact an arborist to see if this tree is salvageable or requires removal.

372 Lake Resort Rd. – Tom Shewski – Concerns about the emergency lights, which was addressed. Asked if there was snow melt near the trash container. Marc will check. Concern about the roofs and the possible assessment. Will be relying on the Board to bring forth the most viable options.

346 Lake Resort Rd. – Shannon Glavaz – Voiced her concern about a double assessment. She was an owner at Edgewater Shores and she had an initial assessment and then a second assessment due to change orders. She would like the Board to consider the change orders and budget accordingly.

**Next Meeting**

The next regular Board meeting is scheduled for Friday, March 18<sup>th</sup> at 10AM

**Adjournment**

Andy Lewis moved [2<sup>nd</sup> Bob Agner] to adjourn the meeting at 12:36 p.m.

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Respectfully Submitted,

Reviewed & Approved by:

  
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Stacey Lippert  
Community Association Manager

Desert Resort Management