

Lakeside at the Resort
Board of Directors Meeting Minutes
Tuesday, January 31, 2020

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, January 31, 2020 at 10:00 AM at the LakeView Realty, Lake Arrowhead Office.

Directors participating:	Dave Bloye, Pat Carter, Andy Lewis, Linda Junker (by phone.)
Directors absent:	Bob Agner
Management participating:	Derek Leistra of Mountain Property Management
Members present:	Richard Junker – Dock Captain (by phone.)
Also present:	John Tavares – Landscape Contractor Floyd Buckett – Handyman (joined at 10:50 AM.)

- Meeting called to order by Dave at 10:00 AM.
- A quorum was met.
- Minutes of the November 15, 2019 meeting were reviewed. Andy made a motion to approve, Pat seconded; minutes were approved unanimously.

Landscaping points of discussion with John Tavares:

- Andy noted bushes, branches need to be cleaned up.
- Pat noted down tree near trash building needs to be cleaned.
- Dave reviewed punch list landscaping items: trim, “possible” other side of fence behind Building 9, (review during walk through.)
- Linda mentioned that we need more colorful flowers, turf repair since last April building 1.
- John noted that the turf can be taken from between buildings 3 and 4 for repair.
- John stated that the flowers being eaten by gophers.
- Pat mentioned that the sprinkler hose is very fragile.
- Dave commented that the landscape committee consisting of Andy, Linda, Pat Lovejoy, Heidi and Bob Selway needs to be in communication with John.
- John noted that April will be cleanup, perennials will re-bloom, and he will plant in stages within the \$2000 budget.
- Andy inquired as to what groundcover would be used between the hotel and our property at entrance. John suggested St Johns wart and new sprinklers
- John suggested that on the hill near buildings 4 and 5, possibly two more maples planted.
- John has reinforced hill by buildings 1 and 2.
- Derek mentioned that the sprinkler system may be spread out to more than just meters at buildings 1 and 8; with a change in “valves,” this can bring down the higher tiers of usage. Also note that the current system is deteriorating from age.
- John stated the system has leakage due to nails in system from previous landscaper, the leakage is just in planters.
- Dave requested that John get estimate to add valves and new pipes, will have estimate by next Thursday per John.
- Derek to give the sketch of plumbing/pipes outline to John. John left meeting about 10:45 AM.

Overall Complex discussion with Floyd Buckett:

- Derek reviewed items on the punch list assigned to Floyd:

- Painting on trim and carport eaves is completed.
- Grout on building 8 needs to be done.
- A sign to be hung on the dock.
- Abandoned cable and telephone wires to be addressed. Dave added that a letter sent to the members to coordinate which are the dead and active lines.

- Pat asked to look at sinking water cove in the driveway of building 8.
- Floyd noted that there is mildew in electrical room. Floyd will spray and treat the mildew.

Floyd left the meeting at about 11:15 AM.

Management Report:

- We've had three roof leaks. Building 2, Cutten's unit was repaired. Glenn's unit had two leaks; repaired. Ho's unit; repaired. No leaks after rain and snow to report.
- Kurt Norlander with Norlander Roofing did repairs, we are going to evaluate at each meeting to monitor any additional roof repairs.
- Dock locks are completed, we are back to keys.
- Derek's contract is up for renewal January 1, 2019 to January 1, 2020 need to renew until January 1, 2021. Dave to get a vote from board members individually after meeting. Members unanimously agreed to renew Derek's contract.

New Business:

- Linda would prefer nicer light fixtures at the gate entrance on pillars; bigger and bolder.
- Gate between buildings 2 and 3 needs repair. Should ALA responsibility.
- Derek mentioned that there is a rumor that Management at Hotel is changing again.
- Rich reported that the dock repair is scheduled within the next three weeks.
- Derek noted CC&R's verses Rules and Regulations, do not match regarding Rentals. Agreed to change Rules and Regulations to match CC&R's for a minimum 6-month lease to rent out a unit. Motion made by Dave and seconded by Andy, voted and passed unanimously.
- Suggested that lease agreements to be presented to HOA Board for review when owners rent their units.
- Derek is checking on the new Davis Sterling Act for HOA rules. We will need to hire an independent company for our elections at the annual meetings.
- Annual Meetings--Date for 2020 to be kept for September we will look at earlier months for the 2021 meeting to possibly move to May or June.

Old Business:

- Reviewed the punch list items with guests.

Financials:

- Current financials reviewed.
- Proposed budget reviewed. Any made a motion to approve the budget, Pat seconded. Vote passed with one "nay" vote.

Next Meeting:

Friday, March 20, 2020 @ 10:00 AM In-person meeting at LakeView Realty Lake Arrowhead office.

Meeting Adjourned:

12:15 PM Walk through at Lakeside at the Resort followed the meeting.