

Lakeside at the Resort
Board of Directors Meeting Minutes
Friday, March 22, 2019

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, March 22, 2019 at 10:00 AM at LakeView Realty Lake Arrowhead Office.

Directors participating:	David Bloye, Pat Carter, Andy Lewis, Bob Agner, Linda Junker (by phone).
Management participating:	Rita Rhilinger, Executive Assistant to Derek
Members present:	J.R. Roberts, Richard Junker (by phone 11:00 AM).
Guest present:	Floyd Buckett (arrived at 11:40 AM)
Absent:	Derek Leistra of Mountain Property Management

- Meeting called to order by Dave at 10:03 AM. Meeting agenda handed out.
- A quorum participated.
- Minutes of January 11th meeting were reviewed. Andy made motion, Bob seconded, minutes were approved unanimously.

Management Report:

- All agreed that the snow removal was done in a thorough and timely manner. It was observed, however, that some damages to the cement curb and handicap sign were a result of the snow plow. This issue has been added to the punch list and will be addressed by Derek. Andy suggested that temporary markers be posted along the curbs during snow season to help guide the snow plow.
- Building #1 and #9 street light repair was delayed due to the weather also Floyd was dealing with medical issues that prevented work from getting started.
- Webmaster Rachel of Ruby Ray Graphics updated the HOA website with the minutes from last month's Board meeting. She will continue to post minutes for future meetings. Initially, minutes will be done by Bob and checked by Dave and Rita. Once completed, the minutes will then be emailed to Board for approval electronically. After minutes are approved they'll be posted to the website.
- Water regulators have been repaired or replaced as planned and according to the cost estimates that were provided by Derek and approved.
- It was suggested by J.R., and all agreed, that the current punch list needs to be converted from a Word document to an Excel spreadsheet. This will help organize tasks, show accountability, show the specific steps being taken, track progress, show estimated start and completion dates, and track estimated costs versus actual. Items can be sorted and grouped easier using a spreadsheet.
- Villa #1 and #2 docks were attached to stairs closer to shore due to rise in lake level. The cost was reasonable, \$1,750 which included moving both docks four times as lake levels rose, and considering dock workers in waders had to work in icy waters.

Old Business:

Dock gates and locks: Two new keypad locks were installed on the lower gates of both docks. The metal plates have not yet been mounted. It was agreed that two more locks of this same type should be

purchased and installed in the top gates. Originally the top gate locks were to be removed altogether but after a discussion about confusion with resort guests and safety and liability concerns, Bob made a motion and Andy seconded to install new locks at both upper gates as well. Passed unanimously.

- Replacement of address light boxes: Andy provided an update. He has a new person, Rusty Russel. He lives in Crestline, email: R2customsfab@gmail.com, phone #(805)256-2825. In addition to fixing the address lights, Andy believes he can be a backup for Floyd. Andy plans to meet with Rusty on Sunday Mar 13th to provide us with a bid. As with other pending repair jobs, this item is on the punch list.
- Lakeside at the Resort front sign: The lower “at the resort” sign has been painted. Bob to paint main sign when weather permits. Estimated by end of April. Added to punch list. Derek to still get the cost figures for the two signs presented in the past meeting.
- Condo Club card status: Geoff presented a Condo Club contract to Dave. Most discounts are OK. There is an issue with the Spa rates that still needs to be negotiated. J.R. suggested we should try to have the contract extended to 3 to 5 years as part of the negotiations. Condo Club cards will be issued by Derek once the contract is finalized. Linda pointed out that there should be room to negotiate due to our willingness to allow the Resort to use our parking and access the beach from our property when setting up for special events. We also have property markers that show the Resort is using property that belongs to the HOA. We agreed that we should continue to take a cautious approach to the negotiations and not play hard ball since we are making progress.
- Front door lobby and front gate roster update. Still pending, added to punch list.
- Front lobby heaters will not be repaired or replaced at this time. Derek to follow up with BHI to confirm there are no safety concerns with leaving things status quo.
- Ice melt bags: Still need a bag or two put into the trash bin area for members to use in case of black ice particularly near the top of the road just before exiting through the main gate.
- Exterior wall stone at unit #394 has been reattached per Floyd.
- Outside garage lights on some buildings on all the time. Floyd fixed the sensors. These are now working properly as confirmed by Pat.
- Remove shore build up at Villa 1 dock is no longer an issue due to rise in the lake level.

New Business:

- SCE rate increase: Board members agreed to option 2 via email. The bid was not too clear on which option was Option 2; Dave will ask Derek for clarification.
- Architectural/Landscape committee instructions, presentation, discussion. The Board welcomed J.R. Roberts as the new Committee Chairman. There was a brief discussion about what the work of the committee will entail. Bob will send J.R. the contact list of participants. Pat will provide him with a list of standards. A walk-through was planned to take place right after the Board meeting. J.R. and the committee eventually will work directly with John of Big Red Landscaping once plans are created and approved.
- Tree stumps: Derek will contact Big Red to discuss treating the tree stumps for possible termite infestation. It was discussed that this is a Board action item, not Landscaping committees issue to resolve.
- Punch list maintenance: All agreed that Bob will assume responsibility for compiling new action items, updating work status, and distributing the list on a regular basis. It was suggested

that a new update be sent out the 15th of each month. The Board discussed posting a pdf version once a month on the website but will first work with it and developed it.

- Printed newsletter will not be pursued at this time.
- Trash bin use: Non-condo owners are using the trash bin because it is easily accessible. It was suggested to lock the trash bin gate on the side of the Burnt Mill Road. Locks were used in the past but were cut by the trash collectors, or unlocked, removed, and discarded. J.R. suggested we use a combination lock that is attached to a chain so it cannot be removed. All agreed that locking the trash gate would solve the problem; however, we need Derek to talk to the trash collector outfit and insist they use the combination lock to get in and re-lock when they are done.
- One non-matching outside garage light bulb needs to be replaced to match other softer lights. This was added to the punch list. Andy suggested Rusty can take care of this.
- Erosion to the slope and deterioration of the egg crate concrete wall in back of the car ports: This is due to water runoff. Possibly can be fortified with sand bags. There is a concern that Geoff wants to add sprinklers to the hill just above this area sometime in May. This water could cause even more Erosion. Andy and Dave to discuss with Geoff. Per Linda, a major portion of the slope is on HOA property. It appears the Board most likely will be responsible to secure the slope however a clear understanding of the boundaries needs to be understood by both Geoff and the Board especially before Geoff adds sprinklers. The carport slope has been a problem for at least 11 years. Rain gutters were added at one point to try and redirect the water.
- Burnt Mill playground is on HOA property. Need Derek to check our insurance policy to make sure the property shows as belonging to HOA and to find out if we have liability insurance in case someone is injured using the playground. J.R. suggested contacting an attorney regarding signage for right to “usage” and “Right to Pass” as this may be necessary to limit our liability.
- Utility room doors do not close properly. This has been added to the punch list.
- Floyd has the paint for the balcony wrought iron. Although owners are responsible for their own wrought iron, Floyd said owners can make arrangements with him to get them painted.
- Paint needed on eaves and trim on the lake side of the buildings: Floyd suggested that owners can send him pictures as it is difficult for him to see those areas from below.

Financial Review:

Financials report, the Balance sheet of March 18, 2019 and the Profit and Loss Budget vs Actual for January through February 2019, were reviewed and approved. It was noted that the cost for insurance for the docks has increased. Need to ask Derek if budget needs to be updated. Snow removal costs were higher than budgeted this year due to the unanticipated large amount of snowfall.

Next Meeting:

Friday, May 10, 2019 at 10:00 AM. In-person meeting at LakeView Realty Lake Arrowhead office. Directors may call-in.

Meeting Adjourned:

Approximately 12:33PM.