

**Lakeside at the Resort**  
**Board of Directors Meeting Minutes**  
**Friday, May 10, 2019**

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, May 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:** Derek Leistra  
**Members present:** Peter Bliznick, Jeff Wilson, and Richard Junker (by phone). Marcia Lewis arrived 11:00 AM.

- Meeting called to order by Dave at 10:02 AM. Meeting agenda handed out.
- A quorum participated.
- Minutes of March 22nd meeting were reviewed. Andy made motion, Bob seconded, minutes were approved unanimously.

**Management Report:**

- Derek discussed a problem that occurred with the plumbing in building #8 and #9. Those buildings rely on the sewer lift station to clear the sewage pipes. A tenant complained that their toilet had backed up in their unit. A plumber was called out and used a snake and camera to locate the blockage. It ended up there was no blockage but rather the sewer lift station had been turned off at the breaker switch. The breaker was not tripped. It is believed that workers intentionally turned off the breaker while working on a different project a few weeks prior to the backup and forgot to switch it back on. Once the circuit was turned back on the problem was fixed. In the future, Derek advised we must always check breaker box first before calling out a plumber. Others suggested we label the breaker with a warning not to turn off. Another idea was to run tape over the switch so it can't accidentally be shut off. Total expense was \$750 for the plumber.
- Another plumbing issue involved a leak showing in the ceiling. The leak was coming from a toilet on the floor above. A wax toilet seal had to be replaced. This repair solved the problem.
- Roof leak required repair after heavy snow at building #3. The flashing was not tall enough to hold back the snow melt. Repair expense around \$1,000.
- New owner in unit #318 discovered a wet spot in the ceiling of their utility room during the final home inspection. The roofing company, Norlander, was called out. They determined that condensation forming from heat caused moisture. They installed a vent at the peak of the roof to prevent moisture from building up.

**Financial Review:**

Financial reports, the Balance Sheet as of May 9, 2019 and the Profit and Loss Budget vs Actual from January through April 2019, were reviewed. It was noted that increases to expenses were due to plumbing repairs and snow removal. Bob motioned to accept financial reports, Pat seconded, passed unanimously.

### **Old Business:**

- Punch list was reviewed and updated. It was suggested to number each of the items for easy identification for discussion purposes. Adjustments to the format may be necessary over time the more we work with the list. Bob will continue to update and distribute.
- Improving the flow of minutes to the Board and HOA website: It was agreed that Bob would send the minutes to Rita and Derek. Derek would post to the website and Rita would distribute to the Board. The post will include a statement that the Board minutes are preliminary only and subject to final approval. This is a different process than what was agreed in the March Board meeting. At that time we had said we did not want to distribute until the minutes were approved. The change was made based on the agreement that the Board would rather distribute as early as possible and then either approve them via email or at the next Board meeting. It would mean that at some point the website would change the wording from “preliminary” to “approved.”
- Condo Club Card status: Dave is setting up a meeting with Geoff at the Resort to review the previous agreement and establish a new contract that will be beneficial to condo owners. It was discussed that the agreement then needs to be communicated to the Resort personnel so they are aware of the privileges and discounts. Condo Club cards will be created by Derek once the contract is signed.

### **New Business:**

- Liability and potential road issues as related to the possibility of a Pub being built in the South end of the parking area at Burnt Mill. The County is not very receptive to the idea and neither is the ALA. The road actually belongs to our HOA so we have concerns about heavy usage and upkeep. We will continue to watch as things develop. If the Pub is allowed, we will need to address the use of the road and the idea that the new owner should take on all costs for future maintenance.
- Architectural/Landscape committee update: JR Roberts held a Landscaping meeting with his new committee. The team drew up a proposal for specific work to be done and provided cost estimates. Items included:
  - 1) adding ground cover and irrigation to the hillside behind the carports,
  - 2) add flowers and plants,
  - 3) plant Golden Maple trees in the front entrance area and in the back next to carport to replace the apple trees,
  - 4) cut back and replace all seasonal plants, keep the dormant ones, add perennials,
  - 5) add a hedge between the Burnt Mill road and the driveways of building #8 and #9,
  - 6) deep water the pine at building #9,
  - 7) approve overall clean-up. (This is done on a regular basis anyway).

The overall expenses were reviewed by the Board. A few items were not authorized at this time. The need for hedges in item #5 was not approved since the pub construction may not go forward. It was also agreed to hold off removing the apple tree that was just trimmed. The other items not approved were in item #1) the ground cover between the carports and the additional

irrigation that would be needed to support it. We agreed to hold off until we know what the Resort has planned.

Andy motioned to pass the Landscaping proposals with the few omissions, Bob seconded. The plan was passed unanimously. Bob will send JR the list of approved items and give him the green light to proceed.

- Annual HOA homeowners meeting is scheduled for September 21st, 2019 at 10:00 AM. We will use the Resort conference room as in the past. Food will not be offered. Instead it was suggested to have a potluck/social event immediately after the meeting in the condo area, possibly in Andy's lobby and outside his building. Board agreed this was a good opportunity to meet with the owners and help develop comradery. Details will be worked out at next Board meeting.

**Next Meeting:**

Friday, July 26, 2019 at 3:00 PM to 5:00 PM, in-person meeting at LakeView Realty Lake Arrowhead office. Directors may call-in.

**Meeting Adjourned:**

Andy motioned, Pat seconded, meeting adjourned approximately 12:35pm