

Lakeside at the Resort
Board of Directors Meeting Minutes
Friday, May 22, 2020

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, May 22, 2020 at 10:00 AM. Board members called-in to LakeView Realty Lake Arrowhead Office.

Directors participating: David Bloye, Andy Lewis, Pat Carter, Linda Junker, Bob Agner
Management participating: Derek Leistra
Dock Master: Rich Junker
Landscape Chairperson: Marsha Lewis

- Meeting called to order by Dave at 10:00 AM.
- A quorum participated.
- Minutes of March 20, 2020 meeting were reviewed. Pat asked if we have a copy of the letter from our attorney regarding the brewery. Dave said he will send her a copy once some additions are made. Pat also asked if the six-month minimum rental agreement was added to the HOA rules and regulations. Derek said it will be added soon. Linda motioned to approve, Andy seconded. Minutes were approved unanimously.

Management Report:

- Derek shared that the Mayor of Big Bear decided to open this weekend after months of shutdown due to Covid-19. Orange County is considering opening this weekend as well. ALA has not yet decided. The resort is still closed and the brewery decided to close for a few more weeks due to slow fermentation. Per Andy, most likely the resort will not open until end of summer.
- Derek asked Board to approve payment of \$7,075 for Villa #1 dock repairs. Dave motioned to use \$7k from budget. Unanimously passed.
- Paul Milward, owner of unit 304, no longer renting out. John Zee moving out of Ho's unit #348 on June 16th.
- Chris, new owner of unit 368 wants to redo balcony with Pebble Tec material. Board discussed concerns of weight, water proof seal, thickness, adherence to existing surface, and color compliance to building's exterior. More details are needed from owner to be reviewed by the Architectural committee. The proposal ultimately will be submitted to the Board for approval.
- Derek followed up on a March 20th meeting topic regarding the need to hire an inspector to inspect all balconies in order to be compliant with Davis Stirling regulations. This will require coordination with owners to provide access to the balconies from inside the units. Board agrees to postpone decision on unit 368 until the inspections are completed as there might be other issues discovered that need to be addressed. Andy to explain to Chris why we are postponing the decision.
- Annual property pest spray has been completed.
- Derek to follow up with owner Frank Bigott regarding money that is owed to HOA. Frank's place is up for sale.

Financial Review:

- The Balance sheet as of April 30, 2020 and the Profit and Loss Budget vs Actual from January through April were reviewed. We are currently under budget and overall in a healthy financial position. Linda motioned to accept financial reports, Pat seconded. Motion passed unanimously.

Old Business:

- The punch list was reviewed and updated. Topics discussed included slurry, broken Trex board on Villa #1 dock, rain gutter clogs, weeds in front entrance on resort hill, clearance of brush behind buildings, broken pvc pipe at the entrance gate under the sign, the ALA gate between Building #2 and #3, the sunken water meter at Building #8, and drains behind the buildings clogged and overgrown with weeds. A walk through will take place after the meeting to add items to the list if necessary.

New Business:

- Dave discussed proposal to work with ALA on giving them use of the parking places that belong to HOA at Burnt Mill beach. The agreement would allow HOA owners to still use the parking spots for guests and overnight parking. Part of the agreement would include removing access to dock owners to the parking spots in front of Building #2. This would eliminate the need for non-owners to use the gate between Building #2 and #3 and they would no longer need to bring their cars through the main gate.
- Andy requested that vents be added to the back of Building #2 to match Building #1. It appears other buildings have similar vents, but they are missing on Building #2. Details to be presented to Architectural committee.
- Board to help assign a leader to the Architectural committee. Current members are Rich, Andy, and Pat Lovejoy.
- Discussed owner Jenna's request to widen her driveway to make easier access to her garage. Her current proposal is too generic. The Architectural committee and Board requests more detailed plans in order to review and approve. Board is concerned about the changes in the look of the front of Building #8 and is concerned about the removal of tree(s), rocks, and plants.
- Discussed annual meeting. It may be decided to postpone if the Lake Arrowhead Resort does not open in time however another option is to conduct a Zoom meeting with all owners. Board will decide when to hold annual meeting at the next Board meeting in July.
- Per Derek, the new Davis Stirling rules say the Inspector of Elections can no longer be the management company. Elections must be conducted by a third party which will cost money. Need to resolve before annual meeting. Derek needs 70 days in advance to send out notices and ballots.
- Dave requested one more private property sign be added to Villa #2 dock, on the end of the finger #10 or #12 facing the resort dock. We have one extra sign that Rich will ask Floyd to attach.
- Rich mentioned there is water damage in lobby of Building #1. Derek assigned to Floyd to make necessary repairs.
- Gophers are eating some of the new plants. Derek to contact services such as Terminex to find out how best to handle and to get bids. Andy will talk to John and get his suggestions. Board is

concerned with the use of poison as owner's pets might ingest while on walks. Setting traps probably not practical as we are in a forest.

- The hillside area before and beyond the front gate is property shared with Lake Arrowhead Resort & Spa. The resort gardener ignores this area. It is not watered nor trimmed. Due to the lack of maintenance, it is unsightly for condo owners entering the grounds. Landscape committee proposed we install irrigation on HOA property that will water the resort side as well. They propose to plant St. John's Wort on entire area. A vote to approve the bid of \$1275 for the work was not unanimous but passed by a majority. This item has been added to punch list.
- Kayak racks: Linda to research types and costs. It is believed racks can accommodate paddle boards as well. Derek to send out a mailing asking if owners are interested. May pursue depending on number of owners interested.

Next Meeting:

The next Board meeting is scheduled for Friday, July 17, 2020, at 10:00 AM to 12:00 PM. This will likely be a Zoom meeting.

Meeting Adjourned:

Andy motioned, Linda seconded. Meeting was adjourned approximately 12:10PM.