

**Lakeside at the Resort**  
**Board of Directors Meeting Minutes**  
**Friday, August 28, 2020**

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, August 28, 2020 at 10:00 AM. Meeting was held via Zoom.

Directors Participating: David Bloye, Andy Lewis, Pat Carter, Linda Junker, Bob Agner

Management Participating: Derek Leistra

Dock Master: Rich Junker

- Meeting called to order by Dave at 10:00AM.
- A quorum participated.
- Dave thanked Linda and Rich Junker for all their years of service to the HOA. Both Linda and Rich have stepped down from their posts as their place is up for sale and they will be moving soon. Derek and other members of the Board extended their gratitude to Linda and Rich for all their time and effort in making the HOA successful over the years.
- Minutes of July 17, 2020 meeting were reviewed. Andy motioned to accept the minutes and Linda seconded. Motion passed unanimously.

**Management Report:**

- This was an interim Board meeting with the main purpose to discuss and finalize the agenda for the Annual HOA meeting on September 12<sup>th</sup> via Zoom. No formal management or financial reports were provided.

**Old Business:**

- Board will ask owners at the Annual meeting if they would be interested in joining the Architectural and/or Landscaping Committees. Once new membership is determined, an Architectural Chairperson will be selected by its committee members. The Landscaping Committee already has a new Chairperson, Marsha Lewis.
- The Board previously approved the design and materials (Pebble Tec) that owner Chris Gabriel will use to resurface his balcony. The Board, however, requires the owner to get a structural engineer to inspect the balcony and determine what needs to be done so that all work conforms to building and safety codes and adheres to HOA requirements. The Board will ask that the work be put on hold if owner asks the HOA to pay for any of the work.
- Regarding the balcony extension requested by owners in Building #2: The Board has approved the request to proceed but asks to review the final drawings before construction begins to confirm there are no deviations from the original concept that was presented.
- Geoff Young and the chief engineer of the Lake Arrowhead Resort are now aware of the exact location of the property stakes under the sand at the resort beach. Although it is now clear where the HOA property line ends, the Board currently has no plans to use the property for its own specific purposes.

**New Business:**

- Board needs to find a new Dock Master to replace Rich Junker. Derek suggested that the replacement be a Board member, someone who is familiar with docks, and able to keep an eye on the docks. The person would be responsible for arranging all necessary maintenance and repair work as well as ensure that

owners adhere to dock rules and regulations. This vacancy will be brought up at the annual meeting in case an owner is interested.

- Both Villa #1 and Villa #2 docks are in good shape. Rich mentioned that docks are scheduled to be moved out about 10 feet due to the drop in water level.
- Board discussed the recent complaints received regarding John and the quality of his landscaping responsibilities. Dave asked that the Landscaping committee meet with John and set clear expectations that are mutually agreed upon. This way it can be pointed out to John when the clear expectations are not met.
- Andy mentioned the need for a fence to prevent foot traffic up and down the little hill from the resort parking lot to the road on the inside of our front entrance gate. This especially will help new plants from getting trampled on. Andy will provide quotes to the Board.
- Andy motioned to allow Jayna Morgan to proceed with the work to widen the driveway to her garage entry. Bob seconded. Motion passed unanimously.
- The agenda for the Annual meeting was discussed and approved. Members of the Board were assigned topics they will address at the meeting. We will need eighteen owners to attend in order to have a quorum. Some of the topics that will be discussed include:
  - Derek will explain the reason for no election this year. He will also talk about deck inspection requirements.
  - Andy will report on the Architectural and Landscaping Committee activities and accomplishments.
  - If Rich attends, as Dock Master he will report on improvements that have been made. He will reiterate the rules for storing kayaks on the two docks. Dave will report if Rich is not in attendance.
  - Bob will talk about the purpose of the punch list and how it works. He will provide updates on a few of the open items.
  - Dave will mention the improper use of the trash container and its gated enclosure.

#### Next Meeting:

- The Annual Homeowners Association Meeting has been scheduled for Saturday, September 12, 2020, from 10:00 AM to 12:00 PM. This will be a Zoom meeting.
- The next regular Board meeting will be October 16, 2020 from 10:00 AM to 12:00 PM.

#### Meeting Adjourned:

Andy motioned; Pat seconded. Meeting was adjourned at 11:16 AM.

*Post adjournment information provided by Dave while Board members stayed on Zoom: The ALA office accepts the Board's proposal to swap the playground for the temporary parking spots within the HOA grounds. This will require a change in the county records. It will also mean that dock owners will not be allowed on the premises. Main gate and side gate near Building #2 will need the codes changed.*