

Lakeside at the Resort
Board of Directors Meeting Minutes
Friday, September 13, 2019

A meeting of the Lakeside at the Resort Homeowners Association Board was held on Friday, September 13, 2019 at 10:00 AM at LakeView Realty Lake Arrowhead Office.

Directors participating:	David Bloye, Pat Carter, Andy Lewis, Linda Junker, Bob Agner
Management participating:	Derek Leistra
Dock Master:	Rich Junker
Member present:	Tom Shewski

- Meeting called to order by Dave at 10:00 AM. Meeting agenda handed out.
- A quorum participated.
- Minutes of July 26, 2019 meeting were reviewed. Bob made motion to approve, Andy seconded. Minutes were approved unanimously.

Financial Review:

- Financial reports were addressed first per Dave's request: The Balance sheet as of August 31, 2019 and the Profit and Loss Budget vs Actual figures from January through August 31, 2019 were reviewed. Water leaks in one of the irrigation tubes contributed to higher cost of water this period. Gopher control expense not yet paid out. Plumbing repairs were higher this period. Currently over budget but are on track with budget by year end. Once painting is completed reserves will be moved to cash to cover expenses. Pat motioned to accept financial reports, Andy seconded. Motion passed unanimously.

Management Report:

- Gutters: Repair and replacement work by Evenflo has been delayed until September. Gutters will be cleared by September 31st.
- Plumbing repairs needed on August 14, 2019. Cost of the repair was \$1,200.00. There was a leak in Frank Bigott's unit that caused damage in John Zee's (tenant on Ho's unit #348) garage.
- Complaints about tenant John Zee's sixteen year old daughter were discussed. The daughter continually uses Villa #2 dock along with many of her friends as a playground. It is a nuisance and a disturbance to owners who are in their boats and using their slips. It is the Boards understanding that the daughter and her friends are not allowed to be on this private dock. At the condo unit, the daughter and her friends can be seen and heard running up and down the lobby steps, in an out of Zee's unit while he is at work. They prop open the lobby door, hang around outside, and on a few occasions ride their skateboards in front of the complex. Derek asked Board members to let him know if there are any other concerns that can be added to a letter of complaint that he will send to the owner.
- Homeowner Insurance: Not yet paid by one owner. The Board determined that this is a violation of the CC&Rs and requested that Derek try to remedy the situation by sending the

owner a formal letter giving him a time limit to pay and explaining steps that could be taken if the policy is not paid.

Old Business:

- Punch list items were reviewed and updated.
- Tasting Room (Pub) update: Work is taking place inside the building. Pub owner agreed to cover 50% of any road repairs. Per Dave, the pub will close 8:00 PM October through April. From May through September it will close at 9:00 PM on week days and 10:00 PM Friday and Saturday. Derek discussed ingress and egress aspects of property easements. HOA is limited in what it can demand regarding the use of the road or the use of its parking places in the Burnt Mill parking lot. Dave mentioned the current agreement between ALA and Pub is active until April 2020.

New Business:

- Frank Bigott owes HOA \$180.00. Derek will add it to his bill.
- Annual HOA meeting for September 21, 2019. Dave suggested the following:
 - Bob to point out a few Punch list successes.
 - Andy to speak about the Landscape Committee successes in case JR Roberts does not attend.
 - Derek to share the Financial Report.
 - Derek to ask owners if they find web page useful and important.
 - Condo Club cards can be picked up at the meeting.
 - Rich Junker will discuss dock security.
 - Name tags will be available as in the past.
 - Andy will discuss the new overhead LED lights that will replace existing fixtures.
 - Dave will invite all owners to attend a social gathering after the meeting outside Andy's unit.
 - Elections will be held and next year's Board of Directors will be announced.

Next Meetings:

Annual meeting with all owners, Sept 21, 2019 at 10:00 AM to 12:00 PM in a conference room at the Lake Arrowhead Resort & Spa.

Board meeting, Friday, November 15, 2019, at 10:00 AM to 12:00 PM. This is an in-person meeting at LakeView Realty Lake Arrowhead office. Directors may call-in.

Meeting Adjourned:

Bob motioned, Pat seconded, meeting adjourned approximately 12:15 PM.