

Lakeside at the Resort
Board of Directors Meeting Minutes
Thursday, October 1, 2020

An emergency meeting of the Lakeside at the Resort Homeowners Association Board was held on Thursday, October 1, 2020 at 3:00 PM. Meeting was held via Zoom.

Directors participating: David Bloye, Andy Lewis, Pat Carter, Bob Agner

Management participating: Derek Leistra

- Meeting called to order by Dave at 3:03 PM.
- Dave explained the reason for this emergency meeting was to discuss two projects: 1) The paving of the carports and drive lanes, and 2) CC&R changes regarding lease/rental rules.

Carport and Drive Lanes Paving Project

- Derek received a bid from Josh of ABC Parking Lot. They are the company we used to apply slurry to our roads and carports.
- Dave received a bid from a company, Advantage Paving, that were recommended to him by a person on the HOA Board for the golf course he uses.
- Derek said it had taken some time to compare apples to apples as the bids received have different formats.
- Cost considerations:
 - It was determined that the cost will be higher than expected. Carports will not be able to be scraped due to no room for the large scraping machinery. Instead it is recommended that we replace asphalt with concrete in the carports. The roads, however, can be scraped and replaced with a layer of new asphalt.
 - The cost of removing layers of asphalt depends on how deep to scrape. The current bids are based on 1½", 2½", and 3" removal. Each depth has a different cost.
 - Cracks will also need to be filled in with a specialized rubber material.
- Time of year to begin project:
 - It may get too late this year to start the asphalt portion of the project. It is better to apply new asphalt in warmer weather. Asphalt needs to cure up to six months before it can be properly coated.
 - It is believed that the concrete in the carports can be done in time before winter weather. The complete concrete job would take about 3 days.
- Cost comparisons:
 - Bid from ABC for concrete in the carport is about twice the cost of asphalt, \$ 57,600.
 - ABC for the asphalt portion for the roads is around \$60,000 based on scraping off 1½" of Lake Resort Road and 3" off Villa Way.
 - Overall the bids were very close. The bids differed by approximately \$3,000.
 - Total cost of the project would be approximately \$120,000.

- The Board agreed not to deplete reserves to fund the entire project. Instead it was proposed that we charge owners a special assessment. Each homeowner (unit) would be charged \$4500 and be given nine months to pay starting January 2021. This is a little more than the estimate, but we prefer to be prepared for any unforeseen additional costs. We do not want to run short and have to go back to the owners for additional funds.
- Painting of parking lines: Striping was included in the bids. Cost will vary depending on the number of lines painted. It was agreed that we will only have lines painted in the carport where there are two different owners using the spaces not separated by a carport pole.

Andy motioned and Bob seconded that we not paint unit numbers on the floor. Instead, the existing unit numbers above the spaces in the back of the carport will be re-painted with paint easier to read. Motion passed unanimously.

Bob motioned that we use ABC for the project. Andy seconded. Motion passed unanimously. Andy would like ABC to also remove some of the dirt that has accumulated at the back of the carports. This will help reduce mud runoff during the rainy season. This would need to be added to the work order.

Pat motioned that we pursue asking ownership to vote for a special assessment to fund the project. Andy seconded. Motion passed unanimously.

- Derek will send out voting ballots to all owners. He will send an explanation and details of the work to be done. He will request \$4,500 per owner (unit). If passed, owners will have nine months to pay starting January 2021.
- It was agreed that any unused funds would be put into the reserves to help bring it up to a healthier level.
- If the vote fails a simple majority, the Board will still pursue the concrete under the carport portion of the job and pay for it from funds out of the reserves. The asphalt portion of the project, for the roads, will be put on hold until the board can determine how best to fund in the future.

CC&Rs and the Lease/Rental rules:

- After a thorough review, it was determined that the 6-month rent minimum was never officially added to our CC&R's. A proposal was drafted in 2002 but the change was never officially recorded. The current recorded CC&R's show no minimum rental limits.
- To add this limitation to the CC&R's, the owners must vote for it. A simple majority is needed to pass. If passed, it would then need to be legally added to the CC&Rs and recorded.

Bob motioned to send ballots to owners for a vote to change the CC&Rs to include a 6-month minimum rent/lease limitation. Andy seconded. Motion passed unanimously.

- Both votes, the special assessment, and the CC&R change, will need to be monitored by a third-party Inspector of Elections to comply with Davis-Stirling rules. Derek will search for an inspector.
- Dave suggested both ballots be included in one mailing.

Additional topics

- Chris Gabriel will be invited to next HOA Board meeting as he has expressed an interest in helping with Board activities.
- It was suggested that the Board ask Jayna if she would like to take on the position of Dock Master.

Next Meeting:

- The next Board meeting will be a Zoom meeting October 16, 2020 from 10:00 AM to 12:00 PM.

Meeting Adjourned:

- Bob motioned; Pat seconded. Meeting was adjourned at 4:35PM.