

LAKESIDE AT THE RESORT ASSOCIATION
Board of Directors Open Meeting Minutes
Friday, November 12, 2021
Fire Station 91 – 301 S. State Hwy 173, Lake Arrowhead

Board Members Present: Dave Bloye, President
Andy Lewis, Vice President
Bob Agner, Secretary/Treasurer
Pat Carter
Fernando Igartua

Also Present: Stacey Lippert, CAM, Desert Resort Management
Marc Lippert, On-site Manager, Desert Resort Management
Jasmine and Jenny Swope – 312 Villa Way
Patty Manjarrez – 302 Villa Way

Call to Order

Dave Bloye, called the meeting to order at 10:00 a.m.

Confirmation of a Quorum

A quorum is established.

Closed Session Disclosure

The Board met in Closed Session before the Regular Board Meeting to address delinquencies, legal, violations, homeowner request and personnel matters.

Approval of Minutes – September 10, 2021 - Bob Agner moved [2nd Andy Lewis] to approve the minutes as corrected with Stacey Lippert signing the minutes. **Motion Carried.**

Approval of Financials August and September – Stacey Lippert explained that she had found that a couple of invoices had been mis-coded and believes that everything is now assigned to the appropriate account. It was noted that effective, January 2022, \$3,000 per month will be transferred to the Reserve account. After review, Bob Agner moved [2nd Pat Carter] to approve the financials as presented. **Motion Carried.**

Unfinished Business

Villa 1 Project – Aaron from Arrowhead Docks is working on the repair of this multiple. This was a used dock that had been refurbished. It is anticipated that this multiple will need to be replaced in 2024. Stacey Lippert to contact Arrowhead Docks for an anticipated completion date to the repair.

Sign Update – The Board commented the signs look great and really update the development. There is a sign missing on the Burnt Mill side and the street sign at Villa Way needs to be tightened; which Marc will take care of.

Update on Bid Floyd - Marc Lippert reported that after the meeting today he is meeting with a painting contractor to review on-site. This matter is still pending.

Resort Issues – Stacey Lippert reported that she is working with Twin Peaks Printing (formerly Fischle Printing) to have Resort Club Cards printed for four (4) new owners. There were no further issues reported.

New Business

Draft Budget 2022 - The Board reviewed the draft 2022 budget, which shows a deficit of \$41,068. Dave Bloye reported that last year, due to a deficit, monies could no longer be transferred to the Reserve account. This draft budget indicates \$3,000 per month will be funded to the Reserve account. To be fiscally responsible and plan, an increase in monthly dues is required. Accordingly, the Davis Sterling Act allows for a 20% increase without vote of the membership (owners). Based on this number, dues may be increased by \$94 bringing the total monthly dues to \$564. After discussion, Bob Agner moved [2nd] Andy Lewis to approve the budget as presented with an increase of \$94 to monthly dues to balance the budget. **Motion Carried.**

Reserve Study - The Board reviewed the Reserve Study provided by Advanced Reserve Solutions, Inc. The Board reviewed this report. The next study will not take place until 2024. The Board directed Stacey Lippert to provide the owners with this study.

Roof Report – The Board reviewed a report from BRS Roofing on the conditions on the roof. Marc Lippert will obtain a second opinion; however, stressed that no one, other than licensed contractors, should be on the roof. The Board concurred with these points and will await a second opinion on the roofs.

Welcome Letter - The Board made a few changes to the welcome letter and added construction hours from 8 am to 5 pm, Monday – Friday, no construction on holidays or weekends. These hours are also to be added to the Rules & Regulations. Stacey Lippert was directed to review and make any updates needed to the Rules & Regulations. Dave Bloye offered to review prior to posting.

Reports

Dock Update – Andy Lewis reported that Villa 1 gangplank is finished, and Villa 2 welding of the rail is complete.

Landscape Committee – Marc Lippert has drafted a scope of work for Landscape that will be finalized and then put out for bid in time for Spring. He reviewed “snow-poles” to be placed strategically around the complex to identify the curbs. He was authorized to purchase 30 poles at a cost of approximately \$45 and Fernando Igartua and Andy Lewis will install where needed. He will be walking the property with John the current landscaper to discuss current projects and winterization.

Architectural Committee Report - Andy Lewis reported that the patio extension on Building 2 is finished. The Resort has completed the overlook platform shoring-up, by pouring a circumferential concrete support. The surface is still cracked, and they hope to address this in the future. They have finally cleared the debris from hillside concrete V shaped drains. A new Application for Architectural Review form for modifications or additions to Condos is currently under review by Andy Lewis. This form, when revised, will be available via

TownSq. New entry gate light fixtures are in place and Fernando Igartua offered to clean the glass on the inside lights.

Punch List/Annual Tasks – Marc and Stacey are working on the punch list which includes welding bid for the 3 missing gate spikes, trash bin and building 7. Marc will investigate fixing the electrical panel doors so that they will stay closed.

Calendar of Tasks Review/Discussion - Dave Bloye is working on the calendar of tasks and updating as needed.

Management Report – The Board discussed the website provided by DRM and the website (old) that was maintained in house. They discussed having two websites one that Fernando Igartua has agreed to update at a cost of \$450 per year. The Board would like to see the old website active for this next year and then re-evaluate the two websites next year.

In the future, the Board would like this item removed from the agenda unless there is another need for it.

Homeowner Open Forum

302 Villa Way – thanked the Board and is so happy to part of the community. She is concerned about the trash in the carport area. She is picking up trash on her walks and encouraged everyone to do the same. Is concerned about the retaining walls in the carport area and their appearance. She is also concerned about the missing stucco on the retaining wall between Buildings 8 and 9 (Burnt Mill side).

312 Villa Way – thanked the Board. Would like to mention that during her escrow process the drywall and insulation in the common area below her unit was identified. Marc Lippert will review and add to the work order list for repair.

Next Meeting

The next Board of Directors meeting will be held Friday, January 14, 2022 at 10AM at Fire Station 91, if available,

Adjournment

Andy Lewis moved [2nd. Fernando Igartua] to adjourn the meeting at 12:52 p.m.

Respectfully Submitted,

Stacey Lippert