

Lakeside Yacht Club Minutes, December 14, 2016

Meeting called to order at 7:15 PM

Board members present: Molly Eldridge, Tanner Whittaker, Marilyn Leach

Board members absent: Detlef Grimm

Homeowners: Brad Rolph

Management Company: Daniel Ariel

Motion to approve a loan to complete the retaining wall in the amount of \$55,000 through Mutual of Omaha Bank. Motion seconded. Motion carries unanimously. The loan is for 5 years at a rate to be finalized at closing based on the 5 year US Treasury note.

REL Management will send out coupons reflecting the approved increase in HOA fees corresponding to the Mutual of Omaha loan. The increase will be for \$45/month.

Meeting adjourned at 8:00 PM

## MINUTES SUMMARY FROM HOA BOARD MEETING ON SEPT. 14, 2016

### Retaining Wall

Pete Gough from A&A Retaining Walls came to the meeting to discuss his proposal for replacement of the retaining wall. The wall will consist of slightly angled concrete bricks, and extend from the north end of the wall to the top of the stairway near the parking lot. The bid for removing the old railroad ties and replacement with concrete bricks comes to \$52,247. In order to protect underground utilities, we will need hire a "locator company". We will also need to consider adding lighting and new landscaping above the new retaining wall. Pete stated that the patio at 6850 #4 will not have to be replaced. He can run the headers or "dead men" horizontally every 3rd brick from top to bottom underneath the existing patio. Just above the wall, we will need to erect a pipe rail "fence" consisting of 3 1 1/2 inch pipe rails (unenclosed) for safety. Pete estimated that it shouldn't cost more than 2 to 3K for the fence. He gave us a start date of either Monday Oct. 3rd, or Monday Oct. 10th. The project should take about 2 weeks, and they can use the boat ramp near 6850 to store construction equipment and supplies.

Judy discussed the loan or line of credit that David Ariel is arranging for about \$70,000, and the board tentatively agreed to a 5 year loan. We will be using Bank of Omaha. Detlef made the point that it would be better to have a line of credit for more than the cost of the wall, since in the event of increased costs we wouldn't have to start the process over again.

### Financial

Judy reviewed the financial statement with the board, and our current assets total \$27,286. Judy stated that she paid YC 1 \$6180.40 to cover the cost of using the pool for 2014 and 2015. Judy brought up the point that the cost of water (about \$50 per month per unit) and the cost of insurance are our highest costs in a pie chart of expenditures.

### 6840 #5

Marilyn stated that the problems with that unit (domestic violence, a person living in the garage, etc.) have continued. Molly suggested that we demand reimbursement of attorney's fees per the letter that was sent to the owner due to continued violations. Tanner questioned whether we've gotten results from the money we've spent on an attorney to help resolve the problem. After the attorney's letter was sent, the man living the the garage moved out and stayed out for about 6 months, and the domestic violence incidences were much less. However, the young man is illegally living in the garage again according to Marilyn. Detlef cautioned that we should be very careful with legal actions. Judy suggested that we contact the "par officer" with the police dept. who is assigned to our area, and possibly have another hearing with the owner. The problems with 6840 #5 have continued for about 4 years without much change.

The board will meet again on Wed. Oct 5th (6:30) at Molly's condo to discuss the retaining wall and loan.

Respectfully submitted,  
Molly Eldridge

## LYC Board Meeting 8/5/15

Jeff called the meeting to order.

- Sharon Edwards requested that a clean-up notice be sent to 6850 #9 for his dirty landing area. The board approved sending the warning notice.
- The minutes from the last meeting were approved.
- Judy is going to check to see if the \$100 rule is legally in line with our declarations. All the board will read the new regulations sent to us in July by Judy and vote next meeting on them. They're the attorney designed and approved regs in line with Colorado law.
- The Xavier east road paving is set to start Sept. 21. We need to get a bid before September with Brown for 6830/40 alley work. Judy said she'd call Brown and set up an appointment for Jeff/Tanner.
- YC1 asked if we're interested in expanding the pool's run to 2 weeks past Labor Day with the request that we contribute financially for the extra time. We unanimously voted against it. Marilyn will send Judy the pool key number of 6850 #1.
- The tri-community board that will make joint decisions concerning common properties is still in development.
- We discussed issues surrounding 6840 #5 and decided unanimously to get a CCTV surveillance camera installed. Jeff will look into the matter. The owner is not paying fines sent to him for disturbances at #5.
- We agreed to get a bid for repair work on the bulging wooden ties at 6850. Judy will line that up.
- Next meeting will be at Marilyn's condo on the first Wednesday of October, the 7<sup>th</sup>.
- We thanked Jeff for using the boat for our meeting. The meeting was adjourned.

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## Lakeside Minutes June 2015

1. Jeff called the meeting to order at 6:30 p.m. The minutes from the previous meeting were accepted by all.
2. Judy reported on the paving of Xavier Circle. The cost will be \$100,000. The work will begin on July 9 and take place in three stages.
3. Judy reviewed the outcomes of the April 8 meeting concerning 6840, Unit 5. There are still problems. Judy emphasized the need to document occurrences and submit them to the office. These data is necessary to put the necessary fines into effect.
4. Judy reported that the Easement Agreement is being redrafted.
5. Nine Required Policies and Procedures: We voted and approved giving this to our lawyer. The cost will be \$695 - \$795.
6. Landscaping: We discussed the need for trimming the bushes and trees which are much overgrown because of the very wet Spring weather. Judy will contact CoCal and PL (?) to do this work ASAP. Bushes need to be trimmed back from the sidewalks.
7. Delinquencies: The unit 6830-6 is in arrears. Judy reported that she had sent out an initial notice of payment due. After discussing the "6 month plan", we voted and everyone agreed.
8. We had a discussion on the specifics of care of the landing areas and stairways outside the residential units. Jeff said he would purchase long handled brushes: one per building to keep light fixtures and walls clean of all the spider webs and flying/clinging dust balls and assorted debris.
9. We had a long discussion about who owns the circle. Molly and Marilyn provided some history. Judy said she would contact our lawyer, Aaron, to find out the needed information from the county.
10. The meeting was adjournment at 8:00 p.m.

Minutes submitted by Susan Smarr, recorder

## Lakeside Minutes February 2015

Attendance: Jeff, Marilyn, Judy (REI Rep), Tanner, Susan, Molly

### CALL TO ORDER

Jeff called the meeting to order; all agreed; the minutes of the previous meeting were approved.

### POOL BID

Judy will email the pool management company and get further information. She will not pay until she receives clarification.

### SPRINKLER SYSTEM

We had a lengthy discussion concerning how the antifreeze works in the system. Judy will schedule an appointment to have the system brought up to date.

### GOVERNANCE

Judy told us that we need to update the collection policy. She will begin the process with the nine required policies.

### POLICY AND PROCEDURES

Judy will speak to the attorney about which policies are required.

### CONDO AND GARAGE AT 6840 #5

We discussed that we would write the city about the garage occupation of #5. The Board elected to hold the fine for 2 months. We will meet with the parents of 6840 #5 in a closed meeting off-site at the Westminster Public Library and discuss issues of noise and police. The meeting will take place on Wednesday, April 8 at 6:30 p.m. The HOA meeting will follow afterwards.

### LANDSCAPING

We discussed and decided to get three bids for landscaping for the Spring/Summer 2015. Bids will go out to Environmental Design, CoCal, and Steve, an independent landscaper. There is a question as to the whereabouts of the back flow pump.

### NEW BUSINESS

Clarification of what constitutes "Care of Outside Areas" in the three buildings in Lakeside Yacht Club. Judy directed us to check the current By-Laws on this subject.

The meeting was adjourned at 8:30 p.m. Minutes are submitted by Susan Smarr, recorder.