

General Meeting Minutes – Lakeview HOA
July 8, 2017
(10am in the Condominium Hot Tub Room)

10:04 am call to order.

Attendees: Kevin Stefanik #503, Corrie Woloshan #502, Carolyn Hime #302, Craig Garrett #C, Andrea Downing #402, Bernie Romero (facility manager), Joe & Fran O'Malley (accountants), Ken & Casey Martin #E, Don & Carol Schroeder #A #B #404, and Bruce Mitchel #303.

Phone Attendees: Kate Andrus #102

Proxies: Carolyn has proxy from #301. Corrie has proxy from #401.

Review & Approval of last year's minutes

Corrie Woloshan read the minutes from the 7/23/2016 meeting. Kevin, moved to approve minutes. Craig 2nd. All moved to approve.

Facility Manager Report – Bernie Romero

Bernie introduced himself and talked about several maintenance issues listed below.

- Inspections done on backflow prevention. Circulation pump in hot tub replaced. Restriped lot. Hasn't finished doors & trim painting, that's a fall project. We replaced lights on the exterior and 3 fire extinguishers. They have to be replaced every 5 and inspected every year. Weeds have been sprayed. If anyone wants to do something with garden or he can bring wildflowers.
- Boards that were used to divert, since we have gutters we can remove. Didn't get gutters up until February and forgot about boards. This building has come a long way, the boilers & electrical. It's just cosmetic now.
- Carpet in B is on the project list. Curb and rebar adjacent to Yacht Club is exposed and a safety hazard. Yacht Club is going to redo flower bed so it's going to be redone with river rock or mulch and look nice.
- Concerns about winter parking lot scraping. Last winter parking spaces were not cleared and with immense snow it was a problem. A lot of times cars stick around and the only option is for plow to make 'U'. We have a basic standard contract. Our bill was \$4,000 more than usual. Feel they should clean parking spots but where do we put the snow? This year was bad. There were issues with seeing parking signs because buried with snow. We'll do a better job of that next year. Hilco uses a loader which is better with deep snow. RKR uses only trucks with a snow plow on front for smaller depths, it's a bad idea for this lot. We could do a better job as a board getting the parking policy out. By having parking passes at Yacht Club it cleared up a lot of problems, have to have a permit at all times. Yacht Club has more units than assigned spots, they use Town lots as overflow. It would help us. Talked to two towing companies that they said wouldn't charge us if car wasn't picked up (versus Dillon Towing which might).
- Thoughts on waste management expenses. Is renegotiating worth looking at? It's with Yacht Club & we pay 50 percent. Bernie has board meeting with them in 2 weeks. Could be some huge savings.
- Kevin reported: Parking spaces aren't big enough. They're 8 ½ feet wide and should be 10 feet. Do we change it, make spots 10 feet wide and get rid of the 2 service spots that are a free-for-all right now? Purpose of spot rearrangement is to give everyone a fair share. There are certain spots that are more desirable, you can fit 2 cars. This is better than when we didn't have assigned parking. Need to enforce rules better, stuff on balconies, kayaks tied up to gas meter. People push and push the rules, we have to do something. Dogs off leashes. Trash cans out front.

- Only real complaint on consistent basis is parking. Other thing is cleanliness, specifically 304. D and 202 are repeat parking offenders, both rentals. This is so much better than 20 years ago. Have to stay on top of it. It's same issues over and over.

Treasurer / Financial Report - Joe O'Malley

- All owners are paid up. A couple minor differences because of fee change but we're in good shape.
- Total checking/savings ~\$98.5K.
 - Checking ~8,500.
 - Reserve Fund ~90,000.
 - Assessment, most paid in full up front. Worked out electrical, boiler taken care of and Comcast cable upgrade.
- Overruns:
 - Snow removal is what got us this year. Plowing over \$4K. Record snowfall in December & January. Contract \$2400, we paid \$7K.
 - Comcast cable, this was expected since we started it halfway through the year.
- Underruns:
 - Gas down \$7K.
 - Building and grounds improvement down \$1K, no major projects undertaken.
- HOA dues increase May 2017.
- Upcoming projects to save for:
 - Concrete work / repair ~\$10K – 1) 3rd floor, 2) between E & F, and 3) 3rd floor building B
 - Work on stucco of building to repair cracks ~\$5K – biggest issue!
 - Continued repainting of the doors and trim ~\$2K
 - Repaint staircase treads ~\$2K
- Reserve Funding – put full \$12K into reserve fund account
- Budget wise, we're on track

Project List:

- Stucco: Seal Stucco/cinder blocks, biggest issue. Structural and cosmetic. We've tried to get quotes. Stucco has never been painted by 303 where concrete was done. Piping in stairwell needs to be painted.
- Painting stairwells, Doors & Trim: started in the fall. Going to scrape, and paint. Been problems with stairs. Going to work on getting those done before the fall. We're going to try SharkBite this year.
- Concrete repair: exposed rebar on west end parking next to Yacht club, check walkways
- General Grounds ie Work Party Planning: there is general interest in planning a work party. We would power wash, flowers, paint, used to clean up around the grounds. Throwing away stuff behind the building.
- Major Projects Completed: "
 - Cable / Internet Upgrade: 304 didn't leave in good standing, otherwise no issues.
 - Electrical Panels
 - Boilers: going well, pump replaced no charge.

General Topics / Open Forum:

Rules & Regulations, need enforced better.

Board has talked about professional property/HOA management company but we haven't gotten anywhere yet. If we were to get professional HOA management dues would go up. Now we have state laws to comply with, much more difficult but since the Board isn't paid we don't have to follow all the rules.

New Board Members: Kevin, Carolyn, Corrie, Sharon & Kate staying on. Craig stepping down but still available. Jamie available. Casey stepped up to Board. Corrie made motion to approve new board member, all approved. New board member elected, Casey Martin.

Lakeview Contact Permission List: Everyone wants list but we can't distribute unless owner says it's ok. Have all but about 5

Had a renter complain that people were coming in and sleeping in clubhouse. We can put bars in the windows or something to make it more secure. We changed code on the door. We're not locking clubhouse at 9 because the door automatically locks.

Action items:

- Kate to give Kevin name of stucco person and he will call.
- Talk more about Work Party, general interest has been expressed in coordinating a work party.
- Corrie to send email out to owners about blue bike in storage – 30 days to claim or it goes.
- Check motion light behind building by gas meter to make sure it's working.
- Have Bernie kick everyone out of clubhouse at 9pm and deadbolt the door.

Meeting adjourned 10:59 a.m.

Minutes respectfully submitted by:

-Corrie Woloshan

Lakeview HOA Secretary