

LAKEVIEW CONDOMINIUM ASSOCIATION
Annual General Meeting Minutes
Thursday, January 12, 2023
Via Zoom

The Annual General Meeting was called to order by Board President – Mike Gale at 5:32 pm.

A quorum was established with 27 Ballots being received [representing 38% return], and 12 unit owners logged in for the Zoom meeting.

Board Members in attendance: Mike Gale – President, Mike Carr – Vice President, Ken Huguet – Treasurer, Janey Bennett – Secretary, and Erika Jett – Director at Large.

INTEGRA Management: Tess Allison, Cindyræ Mehler and Kayla Hardenbrook.

Presidents Report: Board President Mike Gale deferred his President’s Letter that had been included in the AGM packet mailed to all unit owners, and the letter from Mike Carr addressing maintenance items addressed over the past year and plans for future maintenance and capital project needs.

Ballot Tally from AGM: Tess Allison gave the ballot tally report advising all measurers passed.

Approve 2022 AGM Minutes

- 27 Yes votes / 0 No votes

Approve 2023 Budget

- 24 Yes votes / 3 No votes

Election of Board of Directors

- Mike Gale received 26 Yes votes.
- Mike Carr received 27 Yes votes.
- Erika Jett received 24 Yes votes.

General Business:

Vice President - Mike Carr gives thanks to the community for approving the 2023 Budget and looks forward to another year full of upkeep and maintenance.

Secretary – Ken Huguet shares he is looking forward to funding the reserves account as proposed in the 2023 Budget. The Association will be on a correct upward track in funding Reserves for future projects negating the need for a Special Assessment next year.

Comments from unit owners:

Unit 218 – Questions on snow removal / what to expect for next year?

Treasurer – Ken Huguet responds he has taken on the role of coordinating snow removal / ice melt application. He responds to the contractor's (WRS) freezing temperature advisories, relying on the City of Bellingham's preparations on Alabama Hill as primary indicators of necessity as well as the NOAA website (and others) and residual applications to determine whether ice melt needs to be applied. Otherwise, in the event of snow, WRS is obligated to service the Lakeview property without Ken's discretion. Only one concern by email was sent to WRS to confirm service would be performed during the ice-rain storm, which was responded to within an hour and service was indeed performed shortly thereafter.

Unit 322 – Also had comments on snow removal and, inquired about how communication between the Board, Management, and the home owners works?

President – Mike Gale responds INTEGRA is the first line of communication between homeowners and the Board. All inquiries about maintenance, complaints, etc. should be reported to INTEGRA first, who then communicates these items to the Board.

Unit 207 – Adds that this is the worst snow and ice storm they have seen in nearly 25-years, and commends the Board for the snow removal and ice melt work they arranged to be completed.

Unit 120 – Offers to help shovel snow when the next snow fall occurs.

Unit 219 – Inquired if the Budget for snow removal is adequate?

President - Mike Gale responds the Budget line item for snow removal was \$7,500 for 2022. Mike Gale confirms this is an adequate amount for snow removal, however the budget will be adjusted as needed.

Unit 218 – Suggested for future snow removal that pathways be cleared from the units to the Clubhouse and parking lots.

Unit 322 – Questions about the Lakeview Website and its purpose.

President – Mike Gale responds the website has just newly been added. There will be maintenance updates, access to owner/tenant/vehicle information forms, and a message system to communicate to INTEGRA directly through the website.

Unit 219 – Inquired if there is any sort of chat room for unit owners to communicate to each other?

President – Mike Gale responds stating there is no chat room available.

Unit 322 – Shared concerns about maintenance crew not being tied off to the roofs when onsite doing any sort of roof maintenance.

Secretary – Janey Bennett responds there are roof anchors installed on the building. If the contractors do not decide to anchor themselves, this is not an Association's responsibility or liability. Each contractor is licensed and bonded with their own insurance.

Reminder to Save the Date for next year's AGM: January 18, 2024.

There being no further business, Mike Gale adjourned the meeting at 6:22 p.m.

The Board Members will meet briefly following this meeting to determine Officer Positions for this year and to schedule Board Meeting Dates for this year.

Respectfully submitted,

Kayla Hardenbrook
INTEGRA Management