

**LAKEVIEW CONDOMINIUM ASSOCIATION**  
**Annual General Meeting Minutes**  
Thursday, January 16, 2025 – Clubhouse & Zoom option

The Annual General Meeting was called to order by Board President – Mike Gale at 5:30 pm.

A quorum was established with 31 units represented in person, by Absentee Ballot or by Proxy [representing a 42% attendance]. Two unit owners logged in via ZOOM.

**Board Members in attendance:** Mike Gale – President, Ken Huguet – Treasurer, and Erika Jett - Secretary.

**INTEGRA Management:** Tess Allison & Cindyræ Mehler.

**Presidents Report:** Board President Mike Gale referred to his President’s Letter that had been included in the AGM packet mailed to all unit owners and also addressed an anonymous posting of questions on the bulletin board in the mailroom. If a unit owner has any question(s) please direct the inquiry to management so the question(s) may be provided to all Board Members for a response. If the question is of a routine nature, management will be able to provide a response immediately. Mike Gale and Ken Huguet spoke to the association’s Reserve Study explaining it covers a 30-year major component life [i.e. roofs, siding, painting, asphalt, furnaces, etc. ] and takes into account the inflation factor over the 30-time period.

**Proposed Measures**

Motion made by Ken Huguet to approve the January 18, 2024 Annual General Meeting Minutes; 2<sup>nd</sup> by Erika Jett; and, Passed unanimously by all present and by all Absentee Ballots received.

Motion made by Ken Huguet to ratify the 2025 Budget as presented; 2<sup>nd</sup> by Chris Ankersen [214]; and, Passed. [30-yes votes and 1-no vote received by Absentee Ballot]

**Vote: Election of 2024-25 Board of directors: 2 positions open (2 - 2 year terms)**

The following people are running for the open board positions: Mike Gale & Erika Jett. At this time no other nominations were received for service to the Board.

Heather Katahdin [218] cast a unanimous ballot to appoint Mike Gale and Erika Jett to a 2-year term of service to the Board; 2<sup>nd</sup> by Tim Douglas [207]; and, Passed unanimously by all present and by all Absentee Ballots received.

**General Business & Open Q&A**

1. Jeane Peace/#116: Expressed concerns over level of moisture in the unit. It is causing mildew on bottom edges of windows. Ken reminded everyone about the high humidity found in 1<sup>st</sup> floor units and the need to use a professional grade humidifier to combat it. He also suggested installing spacers at the TOP of blinds to increase air flow behind the blinds and to regularly make use of the bathroom fan. Ventilate – Ventilate – Ventilate!

2. Mike Carr/#225 & #323: Recommends leaving bathroom fan for a minimum of 1 hour after bathing to remove all moisture in the air.
3. Heather Katahdin/#218: Asked the Board about conducting unit interior inspections annually. Mike Gale noted that the unit owners responsibility is walls in, however, the Board will send maintenance in to inspect the source of an issue if requested by the unit owner.
4. Mike Carr/#225 & #323: Noted that when the buildings are being re-roofed adding additional ventilation should be considered.

**Reminder to Save the Date for next year's AGM: January 22, 2026 [tentative]**

There being no further business, Mike Gale adjourned the meeting at 6:40 pm.

The Board Members will meet briefly following this meeting to determine Officer Positions for this year, to schedule Board Meeting Dates for this year, and to formally designate whom on the Board will serve as Reserve Account Signors.

Respectfully submitted,

***Cindyrae Mehler***  
***INTEGRA Management***