

**LAKEVIEW CONDOMINIUM ASSOCIATION**  
**Annual General Meeting Minutes**  
Thursday, January 22, 2026 – Clubhouse & Zoom option

The Annual General Meeting was called to order by Board President – Mike Gale at 5:34 pm.

A quorum was established with 39 units represented in person, by Absentee Ballot, by Proxy or by Zoom attendance.

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

**INTEGRA Management:** Tess Allison, Cindyrae Mehler & Kayla Hardenbrook.

**Appointment of Proctors:** President Mike Gale announced appointment of two (2) proctors to oversee the Ballot Tally counting: Chris Ankerson [Unit 214] and Tim Douglas [Unit 207].

**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. In his report, the President touched upon the 2026 proposed Budget noting a 3% increase in the Operating Expenses [water & sewer, PSE, insurance]; and, a Special Assessment for continued funding of Reserves for capital project work [rot repairs/ siding/ painting]. The Special Assessment proposed will be due on January 1, 2026, however it is graced for payment without penalty through 12-01-2026. There were no questions from the audience.

**2026 PROPOSED BUDGET REVIEW and TREASURER’S REPORT**

Treasurer Ken Huguet and Tess Allison of INTEGRA Management were prepared to give a financial report – but there were no questions from the audience following the President’s Report.

The Association’s financial standing/assets through December 31, 2025 are as follows:

Peoples Banks Operation Account	\$ 49,949.77
Edward D. Jones – Reserve	\$ 125,346.04
As of 12-31-25 Association assets total	\$ 175,295.81

Reserve Funding information from Treasurer, Ken Huguet: Ken reports that as CD’s mature, they are being continually reinvested in staggered time increments to achieve the greatest possible interest for the association.

**Ballot Measures [Tally of Secret Ballots and Report]**

**VOTE:** President Mike Gale announced we would now take a brief recess for the secret ballot vote tally on the Ballot Measures: Ratification of the 2026 Budget, approval of the AGM Minutes of 01-16-25, and to elect three (3) members to the Board of Directors/each for a 2-year term of service. The appointed Proctors and INTEGRA Management personnel collected the Ballot Box for the counting of the Secret Ballots in a separate room.

**VOTE TALLY and REPORT of the BALLOT COMMITTEE;**

Following the counting of the Secret Ballots, the meeting resumed for the reading of the vote tally report.

37 Secret Ballots were submitted. The results of the vote are as follows:

- Approval of the January 16, 2025 AGM minutes – approved with 35 yes votes and -0- no votes.  
**Minutes Approved.**
- Ratification of the 2026 Operating Budget – approved with 35 yes votes and 2 no votes.  
**Budget Ratified.**
- Mike Carr, Ken Huguet and Brooke Dittmar were elected to the Board, each for a 2-year term of service.

Unit 119 requested the Vote Tally Numbers be announced from the Board Candidates. The tally numbers were provided:

Mike Carr received 35 affirmative votes.  
Brooke Dittmar received 34 affirmative votes.  
Ken Huguet received 18 affirmative votes.  
Sara Vellve received 16 affirmative votes.  
Jill Ankerson received 1 affirmative vote.

Following discussion, motion was made by Ken Huguet to destroy/shred the ballots from the election after 30-days have passed [02-23-26]; 2<sup>nd</sup> by Erika Jett; and, passed

### **General Business & Open Q&A**

1. Discussion on placing a ping pong table in the Clubhouse. No interest at this time for a ping pong table being set up/placed for use in the Clubhouse.
2. Mike Carr -Units #225 & #323: Pathway lights – Notes that the new pathway lights recently installed were tremendously bright and are not downward lighting. Wants all to know that he [together with Ken Huguet] are working together with the electrician to obtain a solution and seek more directional downward lighting fixtures.
3. Sara Vellve – Unit 322: Spoke to her desire to serve on the Board and voiced her displeasure with the election process, the Bylaws, and that because of an account delinquency she was not allowed to run. Sara Vellve was asked if she wished to discuss the account delinquency in this meeting as this would routinely be a confidential issue. She responded “no”. The Board noted this issue was unable to be appropriately further discussed during this meeting due to confidentiality.

Sara Vellve ended by telling the Board the newly elected Board Member, Brooke Dittmar, should do training for them on how to follow Bylaws because she knows and understands everything.

4. Christine Magnussen – Unit 222: Extends a Thank-You to the Board for placement of new signage protecting her assigned parking space; and, for all of the work they do for our association property. Adds that the new signage is working.

**Reminder to Save the Date for next year’s AGM:** Thursday, January 21, 2027 at 5:30 pm.

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

The Board Members will meet briefly following this meeting to determine Officer Positions for this year, to schedule Board Meeting Dates for 2026, and to formally designate whom on the Board will serve as the Reserve Account signors.

Respectfully submitted,

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

DRAFT