

Lakeview Condominium Association  
Board Meeting Minutes  
Monday, March 24, 2025 @ 4:00 pm – INTEGRA Conf Room

The meeting was called to order by President Mike Gale at 4:00 pm. The meeting was held in the Conference Room of INTEGRA as maintenance work is being done in the interior of the clubhouse. Zoom option was available for attendance.

All Board Members were present: Mike Gale, Ken Huguet & Erika Jett.  
Management: Tess Allison & Cindyrae Mehler – INTEGRA Management  
INTEGRA was requested to take the Minutes of the meeting.

Approval of Previous Minutes: Motion was made by Ken Huguet to approve the Board Budget Meeting Minutes from 11-18-24; 2<sup>nd</sup> by Erika Jett; and, passed.

Motion was made by Ken Huguet to approve the Organizational Meeting Minutes from 01-16-15; 2<sup>nd</sup> by Erika Jett; and, passed.

INTEGRA Report: Financial Report through 02-28-25 was given by Tess Allison –

Operating Balance – Peoples Bank	\$ 123,589.31
Edward Jones	\$ 169,596.07
TOTAL Bank.....	\$ 293,185.38

Operating account is currently running over Budget by \$3,200.61 through 02-28-25.

Treasurers Report: Ken Huguet reports he continues to structure the Reserve Funds so there is cash flow from investments regularly so as capital project items become due there is no penalty for pulling of funds early to pay for the expenditures. Anticipates a return of accrued interest for 2025 Reserves to exceed \$10,000.

Unfinished Business:

► Governing documents re-write – INTEGRA is still collecting signed Ballot Forms from unit owners with 48 ballots returned to date. INTEGRA is calling and emailing those owners who have not yet returned their completed ballot forms. The Board will assist in collecting completed Ballot Forms.

Maintenance Update:

► Capital project work status:

- First floor Drainage – Bid from Whatcom Excavation – Phase 1 \$35,000 + tax. This encompasses the retaining wall area between Units 101 & 110 (ground water saturation-drains and cascades onto the sidewalk). This was an earlier planned capital expense item for 2025 to complete Phase 1 drainage issue. Following discussion, Motion was made by Ken Huguet to approve the Phase 1 Bid from Whatcom Excavation in the amount of \$35,000 + tax to be completed this year; 2<sup>nd</sup> by Erika Jett; and, passed.

- Siding Damage at Entries – Stacks 101, 103, 110, 111 – In process through general contractor Rowcliffe Handyman’s Service.
- Deck Replacements: 208, 222, 314 & 322 – Schedule late Spring 2025. New railings will be face mounted. So far inspection shows Decks 104, 208, 307, 314, 322 & 323 all need to be replaced as there is significant rot. It will cost approximately \$10,000/per deck to correct. Casey Rowcliffe is working through the Home Inspection Report previously completed by Curtis Brown.
- Unit Entry Deck issues. Casey Rowcliffe is reviewing and providing reports to the Board as he progresses through the walkways and repairs.
- Clubhouse Remodel – In process – Paint color selection was previously completed by the Board. Review of carpet selection was done at the meeting from samples provided by Great Floors. Following review, by unanimous decision of the Board the industrial carpet selected was Woodland 00240 (light speckled) Franchise ii. Unit owners in attendance were able to see the carpet selection made.

Landscaping:

▶ Tree Pruning for 2025: Bid from Earthworks received for \$3,000 + tax – Major trimming of two (2) cottonwoods located at the North end of the beach and removal of an Alder tree South of greenspace. Additionally, to provide a written inventory and assessment report of ALL trees on the property larger than 6 inches in diameter the cost would be \$3,000 + tax.. Following discussion, Motion was made by Ken Huguet to approve the full Bid submitted by Earthworks for both pruning and the tree assessment risk report in the total amount of \$6,431.00; 2<sup>nd</sup> by Erika Jett; and, passed.

New Business:

▶ Parking Space #222 - Owner has requested new signage on this parking space as it is frequently abused by other residents/visitors. Ken Huguet will look for a sign that says: Reserved Parking Only/ALL others will be towed. If he is unable to find signage – management will order signage.

▶ EV Charging - Inquiry received asking for use of a carport outlet for vehicle charging. The nature of the wiring within our complex, doesn’t allow us to isolate certain individual outlets for EV charging. We continue to monitor grants and subsidies that may come available in the future to make stand alone charging stations feasible.

▶ Request to place photos of approved recyclables on bulletin board in Clubhouse. To date SSC does not have a small flyer available to post on the bulletin board. No action taken at this time – tabled.

▶ Visitor Parking - Discussion about use of visitor parking spaces– inquiry as to why unit owners are parking in the Visitor Parking area? Following discussion, it was determined the only way to amend use of the Visitor Parking area is to update the language in the Rules & Regulations to reflect correct use of the Visitor Parking area and whom may park in the Visitor Parking area. Once the R&R’s are updated, then enforcement of proper Visitor Parking use may be enforced.

► Website upgrade - Tess Allison reports the website has been updated so that whenever a new maintenance post is added, unit owners active on the website will receive an informational email sent to them electronically noting there is an update to the website.

DATE of next quarterly Board Meeting: **Monday, June 23, 2025, at 4:00 pm in the renovated Clubhouse.**

There being no further items for discussion, Motion was made by Ken Huguet to adjourn the meeting at 4:42 pm; 2<sup>nd</sup> by Erika Jett; and, the meeting was adjourned.

Minutes respectfully submitted,

***Cindyrae Mehler***  
INTEGRA

Owner Q&A was held.