

Lakeview Board Meeting Minutes

Monday, June 16, 2025 @ 4:00 pm

Roll Call Board: Mike Gale, Ken Huguet, & Erika Jett.
Management: Tess Allison & Kayla Hardenbrook/ INTEGRA

Approval of Previous Minutes: Erika Jett motioned to approve the minutes of 3-24-25 Board meeting; 2nd by Ken Huguet and, passed.

Integra Report: Financial Report through 05-31-25

Peoples Bank	\$ 68,599.99
Edward Jones	\$172,053.60

Operating Account is under Budget by \$14,144.31 – We are so far under budget due to no Roof/Gutter cleaning, Landscaping Other, and Vent Cleaning. Reduced janitorial due to remodel.

Treasurers Report: Ken Huguet went over the Edward Jones accounts and explained where everything currently sits in each account and the Reserve status of the Association.

Unfinished Business:

- ▶ Governing documents re-write – 53 Ballots Returned. Of that 52 Ballots approved the Amended and Restated Bylaws, and 52 Ballots approved the Amended and Restated Declaration. The Declaration now needs to be signed by the Board President, Mike Gale, and notarized, then recorded. The Bylaws need to be signed by the Secretary.

Maintenance Update:

- ▶ Capital project work status:
 - First floor Drainage – Bid from Whatcom Excavation – Phase 1 \$35,000 COMPLETED
 - Siding Damage at Entries – Stacks 101, 103, 110, 111 – COMPLETED. 7 more need to be done.
 - Deck Replacements: 204, 208, 222, 314, 322 & 323 – Scheduled Summer 2025. New railings will be face mounted.
 - Clubhouse Remodel has been completed. The last step of the Clubhouse remodel is to install blinds in the upper portion of the Clubhouse and the stairwell. Mike Gale has spoken with Lowes who will come to the Clubhouse to measure and provide an estimate to install honeycomb style blinds that pull up and down manually on 51-windows.
 - Remaining Siding Replacement – There are a total of 24-walls, 6 have been completed and 7 need to be done in 2025. Motion made by Ken Huguet to approve Estimate #1389 from Casey Rowcliffe for entry wall siding replacements of 4, 6, 7, 16, 20, 22, & 24; 2nd by Erika Jett and, passed.
 - Treasurer, Ken Huguet reports to the owners in attendance that the 2026 Budget will require a dues increase or a special assessment to cover the necessary Capital Expenses planned for 2026.

Landscaping:

- ▶ Tree Pruning: Pruning Completed. Waiting for an inventory and assessment of all trees on property larger than 6 inch diameter [\$3,000]. Future trimming will be placed on hold until this fall, and/or in 2026.

New Business:

- ▶ Unit #109 requested to install a gravel path from their unit to the parking lot for easy wheel chair accessibility and have offered to pay all costs. They additionally agree to have the same type of gravel installed that is already onsite [5/8 with fines]. Ken Huguet motioned to approve Unit #109 request; 2nd by Erika Jett and, passed. Unit #109 was present at the meeting for approval; and advises once estimates are received, they may pass on the project if it becomes too costly.

- ▶ Insurance Renewing with 18% increase, instead of the original proposal of 25% increase. Waiting for final documents from insurance company to complete renewal.

- ▶ Hoses & Timers. Hoses have been put out by Osario. They were to double check all hoses and make sure none were leaking and if so to replace them. They were to hook up on timer and schedule for regular watering.

- ▶ Integra will order one sign each for the mechanical/electrical room, and furnace room. Additionally, Integra will look into options for obtaining occupied/vacant signs for the guest suites in the Clubhouse.

- ▶ Notice will be sent to all owners reminding that it is required to have all watercrafts clearly labeled with the owner's name, and unit number. Failure to comply with visible labeling of watercrafts will result in any unlabeled items removed from Lakeview property and disposed of.

- ▶ Erika Jett requested the September 22nd Board Meeting location be moved from the beach cabana to the Clubhouse.

Adjournment: There being no further business of the Board of Directors the meeting was adjourned at 5:00 p.m.

Open OWNER Q&A // audience

Unit #109: Where do you want the watercrafts to be labeled?

Answer: Anywhere it can be clearly visible.

Unit #219: Lights on the exterior of the Clubhouse are supposed to be motion censored however they appear to be on constantly and are very bright.

Answer: Mike Gale will show her how to work the lights, there is a certain switch to use, and the brightness is for security purposes.

Are the blinds going to be installed throughout the entire Clubhouse or just the top floor?

Answer: Blinds will be installed in the upper floor of the Clubhouse and the stairwell.

Expresses gratitude for Casey Rowcliffe and the work that he has done around the property.

Unit #125: Leak above window in her unit going to be fixed? Hasn't noticed any further leaking issues.

Answer: This has been caulked and resolved. If you notice any further leaking please inform Integra right away.

Minutes Respectfully submitted,

Kayla Hardenbrook

INTEGRA Management