

Lakeview Condominium Association  
Board Meeting Minutes  
Monday, September 22, 2025 @ 4:00 pm – Clubhouse

The meeting was called to order by President Mike Gale at 4:06 pm.

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 Meeting Minutes from 06-16-25; 2<sup>nd</sup> by Erika Jett; and, passed.

INTEGRA Report: Financial Report through 08-31-25 was given by Tess Allison -

Peoples Bank	\$ 63,719.88
Edward Jones	\$172,896.40

The Operating Account is UNDER Budget through 08-31-25 by \$27,151.42. We are running so far under Budget due to roof & gutter cleaning not being completed yet, vent cleaning not completed yet, and landscaping other items coming in low as of this date. We are running OVER Budget in Reserve expenditures by \$21,121.16 as capital projects are being completed prior to winter settling in noting this overage is anticipated to average out by year end.

Treasurers Report: Ken Huguet reports he continues to monitor the Edward Jones accounts; and, the association is holding onto approximately \$35,000 in CASH in reserves for payment of the unanticipated siding/rot repairs that have become necessary to address.

Unfinished Business:

- ▶ Governing documents re-write – Recorded 08/22/25. Available on association website.
- ▶ Hoses & Timers – Put away for the winter. Osorio will remove and put away for the winter in association storage. Routine winterization of complex also to be scheduled with Osorio [hose bibs/ etc.].
- ▶ Mechanical Room Door Signs – Installed.  
Ken advises we need to have a Board Member or INTEGRA schedule a time to meet the Fire Department Inspector onsite to finalize the location of the fire box to be installed for Fire Department use in the event of an emergency event. Following discussion, INTEGRA will schedule and coordinate this.
- ▶ Inappropriately stored personal watercraft at beach – has everything been labeled?  
Following discussion, Ken Huguet and Mike Gale will once again review the status of items left at the beach. Many items remain left at the beach with no identifying tags acknowledging to whom they belong - Unit Number or by name of owner. As previously posted at the beach, and by Memo posted on the website, emailed to residents and posted – if the items are not properly tagged, they will be disposed of.

## Maintenance Update:

### ▶ Capital project work status:

- Siding Damage at Entries – Stacks 104, 106, 107, 116 – COMPLETED by Casey w/Rowcliffe Construction. Stacks 122 & 124 to be done in October. Bidding for work in 2026
- Deck Repair & Replacements: 204, 208, 307, 314, 322 & 323 – Completed Bidding for work in 2026. Tess provided a spreadsheet to the Board reflecting the budget numbers so far.
- Clubhouse Exterior Main Water Line leak - Location and repair of the leak has been completed by Lynden Sheet Metal, with Huizenga doing the asphalt work. Re-striping of the parking spaces in this area impacted by the dig-out/excavation for the waterline remediation will be scheduled with Huizenga together with touch-up striping of an additional 4-parking stalls.
- Clubhouse Remodel – Blinds Completed. Mike Gail coordinated with Lowes for installation of the blinds.
- Skylight Replacement #317 – On Order

## Landscaping:

- ▶ Tree Pruning: Pruning Completed. Waiting for an inventory and assessment of all trees on property larger than 6-inch diameter [\$3,000]. Status? Mike Gail with check into this and advise where Travis of Rain Dance is on this project.
- ▶ Earthworks provided a bid to remove two (2) cottonwood trees between Electric Ave & Lake Whatcom Blvd [\$6,703.50]. Board decision? Following discussion, the trees were limbed – the trees pose to issue at this time. The board places this project on hold to reassess in 2026.

## New Business:

- ▶ Structural Engineering Inspection of wooden walkways – Issues: Post/Beam hard to repair/replace, need to lift roof to relieve pressure off of 3<sup>rd</sup> fl brace bolts to repair/replace post/beam, many posts/beams rotting from inside out due to end cuts never having been treated when installed or flashed.

Bourne Engineering preliminary inspection - \$470

\*\* Only a visual inspection.

J2 Consultants – Full Inspection with report - \$3,000 - \$5,000

\*\* invasive inspection to provide detailed report/analysis.

Mike Gail advises the Board has requested Bourne Engineering to do a Visual Inspection. The anticipated date of the inspection is October 8<sup>th</sup>.

- ▶ Clubhouse - Items being dropped off and just left in the Clubhouse. Various furniture items [chairs/ tables/ lamps/ ping pong table, etc.] Board reminds all that the Clubhouse is NOT a dumping ground for items – whether they be good, slightly used or in poor condition. No items are to be left in the Clubhouse without first receiving written approval from the Board allowing the items to be placed in the Clubhouse. If you have an item you feel would be a nice addition to the Clubhouse, email your

DATE of next quarterly Board Meeting [Budget meeting]: Monday, November 17, 2025 @ 4:00 pm in the INTEGRA Conference room. ZOOM log-in will be available for this meeting.

There being no further items for discussion, Motion was made by Ken Huguet to adjourn the meeting at 4:39 pm; 2<sup>nd</sup> by Erika Jett; and, the meeting was adjourned.

Minutes respectfully submitted,

***Cindyrae Mehler***

INTEGRA

Open OWNER Q&A began at 4:40 pm and ended at 5:06 pm

**Open OWNER Q&A // audience [Begin at 4:40 pm]**

Unit #218: Questions on water line break by clubhouse, and extended her opinion that the vendor Lynden Sheet Metal did a good job.

Unit #109: recommends some new signage at the beach noting NO TRESPASSING/PRIVATE PROPERTY.  
\*\* three (3) signs will be ordered for placement at the beach - one on the cabana/ and one on either end of the beach placed so as to not impede visual appreciation of the water. \*\*

Unit #214: Notes there is a large sheet of plywood lying in the area by Unit 114.  
\*\* vendor will be contacted and asked to move this plywood sheet to an appropriate holding area and/or to dispose of same if it is in poor condition.

Wonders if the Board has seen there are notes on the community bulletin board in the postal room with people asking how to use the TV?

\*\* Following discussion and a brief show & tell, a short HOW TO will be put together and placed in the Clubhouse by the TV with directions. [Ken will spearhead this project/ and Integra will finalize a Memo]

Unit #322: Inquiry about Zoom being made available for future meetings.

\*\* Board President advised this will be taken care of prior to the AGM. Zoom log-in for the next Board Meeting in November will be available as this meeting is being held in the conference room of Integra Management. Reminds her the Board is working to finalize everything in the Clubhouse so that the Zoom option will be available and will work properly so everyone can clearly hear.

Unit #220: Notes she is looking forward to learning how to use the TV and thanks the Board Members.

**Open Q&A Session Ends at 5:06 pm.**