

Lakeview Condominium Association
Board Meeting Minutes
Monday, September 23, 2024 @ 4:00 pm - Clubhouse

The meeting was called to order by President Mike Gale at 4:10 p.m. All Board Members were present: Mike Gale, Ken Huguet & Erika Jett.

Management: Cindyrae Mehler & Tess Allison – 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 Minutes from the 06-14-24 Board Meeting; 2nd by Erika Jett; and, passed.

Board Member Resignation: Janey Bennett resigned from the Board effective 08-20-24 for health reasons.

INTEGRA Report: Financial Report through 08-31-24 was given by Tess Allison –

Peoples Bank	\$123,779.66
Edward Jones	\$166,309.95
Operating Account is Under Budget by	\$14,458.67
Reserve Expenses are Over Budget by	\$3,742.02

Treasurers Report: Reserves status – Ken Huguet reported that reserve funds have been invested in CD's with interest rates between 5 – 5.5%. These have staggering maturity dates.

Unfinished Business:

- ▶ Governing documents re-write – Documents provided to membership – Special General Meeting with Attorney scheduled to be held on: Saturday, November 9, 2024 at 9 am in the clubhouse.

Maintenance Update:

- ▶ Capital project work status:
 - Seal Coat & Stripe Parking lot in front of clubhouse – Completed
 - Front Door and 2nd & 3rd Floor Patios Doors 18 doors replaced – Completed – Final trim painting to be done on September 27, 2024.
 - First floor Drainage – Bid from Whatcom Excavation - \$110,000 + tax. Discussion. There are 4 parts to the bid. The most urgent being the remediation of planter 1 [\$35,000+ tax]. This will be added to the 2025 Budget. The others will be added to the Reserve Study for following years until completed.
 - Siding Damage at Entries - #101, 103, 105, 110, 111/201, 203, 205, 210, 211/301, 303, 305, 310, 311 – Work to be done after walkways are completed.
 - Skylight #302 – Completed – Joostens Roofing inspected all other skylights and no other issues were found.
 - Deck Replacements: #208, #222, #314 & #322 – Schedule after walkways completed. New railings will be face mounted.
 - Unit Entry Deck issues. Under review as walkways are being repaired

► General maintenance:

- Water Shut Off plaques/map - Completed
- Maintenance Room Cleanup - Completed
- Unit Number installation 1st floor patio doors - Completed
- Wooden Walkway & Roof Moss Deterrent maintenance – Completed
- Beach Cabana – Clean and treat decking – Add to maintenance schedule. The Cabana roof is scheduled for 2025 but it is going well and can be pushed out 3 years more.

Landscaping:

► Tree Pruning: Schedule for 2025 – Bid from Earthworks \$3,000 – Major trimming of two cottonwoods located North end of beach & remove damaged alder tree South of beach. Provide an inventory and assessment of all trees on property larger than 6 inch diameter - \$3,000. Discussion. The removal of the two cottonwoods [\$6,300] and the alder [\$500] will be budgeted for 2025. Will also budget in 2025 to have the comprehensive Arborist Report completed [\$3,000].

► Add Gravel to pathways - INTEGRA will get an estimate to have this done with 5/8 in gravel with fines. Depending upon the cost this may be done in either 2025 or 2026. As part of the job the roots raising up in the pathway will need to be cut and removed. In the meantime Ken Huguet will spray paint the roots that are posing a trip hazard.

► Landscape Committee – Advisory Only – Concerns Expressed

1. Lack of watering around newly planted trees - Addressed
2. Improved weeding around trees and path - Addressed
3. Create trough around trees to help keep water around trees - Done
4. Ask landscaper to use 30% Vinegar instead of Roundup – Spoke with Vendor
5. Oaks purchased and planted at the beach by Travis Dickson, Rain Dance Landscaping, may not all be Garry Oaks. They need to mature a bit more in order to know for sure. The comprehensive report should be able to properly identify these.

New Business:

► Open Board Positions – Mike Gale reported that Board position responsibilities are detailed in the Bylaws of the Association.

► Humidity Remediation & Owner Responsibilities: Ken Huguet reported that first floor units have high humidity being tucked into the hillside like they are. The first floor units receive no sunshine at all on the north side of the units making for cold wall spaces. It is recommended that all first floor units utilize a quality dehumidifier in these rooms. The Board will issue an informational handout.

1. #105 bedroom wall demo – Bid \$2,452.50 ServPro. The Board unanimously approved moving forward with the ServPro bid. Once the area is remediated and treated, Rowcliffe Construction will install new drywall and paint. This will be done after the repair work to the exterior wall of 105 is completed.

► Concrete Pathway Installation - #109 Request - \$7,070.50. The Board determined that funding is not available at this time and asked the owner to resubmit when alternate funding is secured for the project.

▶ BBQ's – Acceptable types to be added to new R&R's. The Board reviewed the policy and determined that although Traeger BBQ's are electric, it utilizes pellets [wood product] which is burnt to produce heat, which is against the policy. The ONLY BBQ's permitted are propane and all electric.

▶ Clubhouse:

1. Wifi – Comcast \$115 per month. A motion was made by Ken Huguet to move forward with the installation of internet for the clubhouse. Erika Jett seconded the motion. All approved. INTEGRA was directed to have this installed.
2. TV – The Board authorized INTEGRA to purchase a 70"+ TV, wall mount and sound bar and have installed in the clubhouse. This will enable the use of ZOOM for Board and Owner meetings.
3. Gym – Treadmill – On Order [Spirit XT685], Weight Bench & Weights installed
4. Flooring – Removal & Leveling Rowcliffe Construction - \$5,000 Installation - Great Floors Bid \$13,014.60 [includes great room, kitchen, bathrooms, entry, hallway, guest room and stairs].
5. Mike Gale received a bid to replace all trims, interior doors, lighting, electrical, drywall, re-design of fireplace sides and painting. \$103,528. INTEGRA is working on securing other bids as well. No additional work will be undertaken until all walkway work is completed.

DATE of next quarterly Board Budget Meeting: Monday, November 18, 2024, at 4:00 pm in the INTEGRA Management Conference Room.

There being no further items for discussion, Motion was made by Ken Huguet to adjourn the meeting at 5:23 p.m.; 2nd by Erika Jett; and the meeting was adjourned unanimously.

Minutes respectfully submitted,

Cindyrae Mehler
INTEGRA

OPEN Owner Q&A

#218 – Asked that additional grip strips be added to the walkways by 218 & 219. There is also an area from the concrete floor of the carport to the wooden walkway where this is an abrupt edge. Owner asked if a wedge could be installed to aid with this potential trip hazard.

#109 – Walkway from bridge to main walk, owner could pay half if done in asphalt. Another option would be to improve the gravel on the path with more fines in it. Mike & Ken will look at this.

#219 – Lower pathway lighting has gone out. Janey Bennett used to take care of these fairy lights. The Board will look into a more permanent long lasting option. She asked about the debris dumped by Osario and was told it was something they were working on cleaning up.

#214 – Asked about the best time to have Community Conversations. Ken Huguet relayed that this was the purpose of the open Q&A for Owners. Another option would be to contact INTEGRA with issues and they would relay it to all Board members for discussion.

#125 – Asked about gravel path being maintained and landscapers blowing the gravel into the surrounding beds when trying to deal with the cottonwood debris. This is on the Board watch list.