



Lakeview Board Meeting Minutes Monday, November 13, 2023 @ 4:00 pm

Mike Gale, Lakeview Board President, called the meeting to order at 4:01 p.m.

Roll Call Board: Mike Gale & Ken Huguet. Absent: Erika Jett

Management: Cindyrae Mehler & Tess Allison/ INTEGRA

Membership: Several members attended via ZOOM

Approval of Previous Minutes: Ken Huguet motioned to approve the Board Meeting Minutes of 09-07-23; 2nd by Mike Gale; and, all Approved. Erika Jett sent an email with her approval.

Integra Report:

Financial Report through 10-31-23

Financial Report through 10-31-23. Tess Allison reported Operating Account with Peoples Bank at \$70,589.01 and the Reserve Account with Edward D. Jones with \$157,100.11, for a total bank of \$227,689.12 through 10-31-23. The Profit & Loss statement showed the Association Operating Expenses under budget by \$33,411.60 YTD. Over 75% of the units in the association have paid their Special Assessment. REMINDER to all owners that the Special Assessment was due to be paid no later than November 1, 2023.

Treasurers Report:

Reserves status – Ken Huguet reported the latest investment of 20%+/- of our Reserves at rate of 5.5% and that all our Reserves are fully invested with maturities in near equal amounts occurring February through July 2024.

Maintenance Update:

► Capital project work status:

- Attic Firewall & Venting – In Process, Osorio is waiting for fireproof drywall tape order to arrive to finish the remaining units. INTEGRA will schedule inspection of attics by Curtis Home Inspection to finalize the project.
- Deck Door Replacement – Phase 2 [1st Floor Units] – Completed
- Siding/Trim Repair/Replace/Paint – Phase I of III – 1st floor – Completed
- Replace front & back door of unit 317 – Completed
- Replace back door of unit 214 – Completed
- Garage Across from Clubhouse - New Gutter & downspouts installed - Completed
- Seal Coat & Stripe Parking lot in front of clubhouse – On hold for Spring 2024
- Front Door Inspections and 2nd & 3rd Floor Patios – Completed
- Clubhouse Fireplace/Chimney Cap Replacement – In final stage. Board will schedule a tutorial with Lynden Sheet Metal on the proper usage.
- New Trail Signage - Completed

► General maintenance:

- Winterization - Completed

► Rental Unit Remediation: Completed

Landscaping:

► Bulbs purchased have all been planted. A big thank you to Janey Bennett for seeing this project through.

Unfinished Business:

► Governing documents re-write – Board members will review schedules and set a date.

New Business:

► 2024 Annual General Meeting Preparation – January 18, 2024, at 5:30 p.m. The Board discussed but did not reach a conclusion about the location for the AGM. Given a recent rise in COVID they are considering if it would be better to hold the meeting by ZOOM. This information will be included in the Annual General Meeting materials when mailed out.

▪ 2024 Budget Review – Discussion.

Ken Huguet motioned to approve the 2024 Budget with an average 5% dues increase and no special assessment; 2nd by Mike Gale; and all Approved. Erika Jett sent an email with her approval.

▪ Open Board Positions – 3 Open Board Positions [Two 2-year positions and One 1-year position]. Ken Huguet, Mike Carr & Janey Bennett have offered to run for the Board.

Adjournment: There being no further business the Board Meeting was adjourned at 4:57 p.m.

Open Q&A – audience

Heather Katahdin [218]: She asked that more anti-slip strips be added to the ramp between units 214-222. The existing strips are about every 5th board which is difficult for people with a shorter stride and having the strips staggered and every 2nd or 3rd board would be better. INTEGRA advised they would have maintenance take care of this.