

Lakeview Board Budget Meeting Minutes

Monday, November 18, 2024 @ 4:00 pm

Location: INTEGRA conference room [budget prep]

Mike Gale, Board President, called the meeting to order at 4:17 pm.

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

INTEGRA Management: Cindyræ Mehler & Tess Allison

Approval of Previous Minutes: Erika Jett motioned to approve the Board Meeting Minutes of 09-23-24; 2nd by Mike Gale; and, passed.

INTEGRA Report: Financial Report through 10-31-24 given by Tess Allison -

Peoples Bank Operating Account	\$104,002.56
Edward Jones Reserves	\$166,347.08

The Operating Account is running under Budget by \$11,245.59; and, Reserve Expenses are over budget by \$30,987.28 – which reflects the additional emergency entry way siding repairs being completed as necessary.

Treasurers Report: Ken Huguet reports reserve funds are being reinvested in staggered CD's as they mature.

Unfinished Business:

► Governing documents re-write: An owner meeting was held on Saturday, 11-09-24 in the Clubhouse with the association attorney Greg Thulin in attendance to respond to owner questions. Ballots continue to be collected and held in sealed envelopes until a full response is received from unit owners to secure the required quorum. In the effort to achieve the quorum necessary to finalize confirmation of the updated re-write of the governing documents, INTEGRA is reaching out once again to all unit owners by phone and email seeking a response from each unit owner to send in their ballots.

Maintenance Update:

► Capital project work status:

- First floor Drainage. Bid from Whatcom Excavation – Phase 1 on hold for 2025
- Siding Damage at Entries - #101, #103, #105, #110, #111/201, #203, #205, #210, #211/301, #303, #305, #310 and 311. Scheduling work continues on this project.
- Deck Replacements: #208, #222, #314 & #322 – Schedule after walkways are completed. New railings will be face mounted. Scheduling for 2025
- Unit Entry Deck issues. Under review as walkways are being repaired.

► General maintenance:

- Gravel Path Pond side. Bids are requested to include borders to keep the gravel on the pathway – INTEGRA is waiting to receive the requested Bids.
- WRS – Winter Service Agreement. Following discussion, unanimous approval was received to move forward with signing the Winter Service Agreement with WRS as presented. Ken Huguet will remain the primary contact with WRS and scheduling ice melt application and snow removal as necessary for weather conditions.

Landscaping:

- ▶ Information on Tree Pruning/Schedule for 2025 – Bid from Earthworks \$3,000 – Major trimming of two cottonwoods located North end of beach & remove tree South of greenspace. Provide an inventory and assessment of all trees on property larger than 6 inch diameter – Budget for \$3,000 expense of report.

New Business:

- ▶ Date of 2025 Annual General Meeting: Thursday, January 16, 2025 at 5:30 pm in the Clubhouse.
[ZOOM option will be available for out of town unit owners]

▶ 2025 Budget Review. Following review of the 2024 Budget numbers, and review of the proposed 2025 Budget numbers, Motion was made by Erika Jett to approve the 2025 Budget as presented reflecting a 10% dues increase and NO Special Assessment; 2nd by Ken Huguet; and, passed unanimously.

▶ Open Board Positions. Mike Gale and Erika Jett have completed their terms of service to the Board. Mike Gale and Erika Jett have both offered to continue their services to the Board and allow their names to be placed as candidates on the ballot. The Board will place a notice in the mailroom letting unit owners know if they are interested in running for the Board to please contact INTEGRA Management to have their names placed on the ballot.

Adjournment There being no further business the Board Meeting was adjourned at 5:40 pm.

Minutes respectfully submitted:

Cindyrae Mehler
INTEGRA Management

Open OWNER Q&A // audience

Heather Katahdin asked about the possibility of having some areas of the sidewalk pressure washed/scrubbed with a clean green product to remove some moss/slippy buildup and increase walking safety. **The Board authorized a Work Order to be placed for maintenance to address this as a safety issue ASAP.