

Minutes  
Lakeview Condominium HOA Board Meeting- March 23, 2026  
In person and on Zoom

The Lakeview Condominium HOA board meeting was called to order at 4:10 by President Mike Gale in the upstairs lounge of the clubhouse. Directors present were Mike Gale, Erika Jett, Ken Huguet, Mike Carr, and Brooke Dittmar. Management was represented by Tess Allison and Cindyrae Mehler.

After a brief welcome from the president, the board members were introduced to the owners present. The floor was opened for owner questions and comments. It was stated that this section of the meeting is now required by the newly updated Washington State Codes for Condominium HOA meetings, and that each meeting will start this way. The board will also have another owner Q & A/Comment period at the end of the meeting.

Owner Q & A/ Comment Period

Jill and Chris Ankerson, of #214, informed us that there are issues with gutters and downspout not working as they should. Mike Gale, #317 cited that he had a similar issue that was corrected by shortening the downspout elbow where it met the gutter, creating a gap, preventing water from backing up in the downspout. This seems to have remedied his situation. Richard Campbell & Jeanne Peace, #116, and Brooke Dittmar, #104, remarked that they seem to have similar issues, and it was decided that Casey would investigate to see if similar conditions are present..

Katherine Hitchcock, #107, asked that the wifi password for the clubhouse be given to owners for their use and their guest's use while they are in the clubhouse. It appeared that there was much support for this among the owners. Discussion ensued about why the board had decided to keep it private from everyone but themselves (fear of inappropriate usage). The board will discuss a way to open it up to owners, while keeping its use from being abused.

Cheryl Beetle, #124, reported that residents have been throwing salad vegetables out onto the ground by the back building. Beside being unsightly, we are not to feed wildlife with our food scraps. Management will send out an informational email to the owners about this issue.

Jill Ackerman, #214, asked what had been done about the dead beaver that had washed up on our beach. The Humane Society had been called by Cheryl Beedle, #124, but they indicated that they were too busy to pick it up. Management was notified, and they requested that Mateo remove it. In the end, the Humane Society was able to take it away.

Jill Akerman, #214, had a question about where kitchen supplies, such as dish soap were stored, and how to access these supplies. Tess, from Management, said to call her when such supplies are needed.

Approval of agenda for meeting, and minutes from previous meetings:

After an addition was made to the agenda for the present meeting, a motion to approve the agenda as amended was made by Mike Carr, and was seconded by Erika Jett. It was unanimously approved.

A motion to approve the minutes of the 11/17/25 board meeting was made by Mike Carr and seconded by Ken Huguet. It was approved unanimously.

A motion to approve the minutes of the 1/22/26 Board Organizational meeting was made by Ken Huguet, and seconded by Mike Carr. The motion was approved unanimously.

Management Report Summary

A detailed management report was provided by Tess Allison (see attached). She provided the financial status of both our Operating account and our Reserve account, as of 2/28/26. She indicated that we have spent above the predicted expenses in the budget, for this point in the year. Her maintenance update included a list of repair

projects in process and completed, as well as the status of ongoing capital project work. An inspection of the wooden walkway structures has resulted in a list of maintenance recommendations, which she provided.

Personal watercraft storage- Current issues discussed included a revisit of the problems associated with the limited watercraft storage provided at the beach, and the requirement for owners to label their watercraft with their name and unit number. Some are not labeled, and a number are stored off the racks, as there is not enough room on the racks provided. It was discussed that to be fair to more owners, there should be an opportunity for those that want to have a watercraft stored at the beach to do so. Suggestions considered: charge for the privilege of storing at the beach, a yearly lottery, a wait list, and building additional racks for more watercraft. Mike Carr and Mike Gale will investigate how many watercrafts can currently be accommodated. The Treasurer rejected the idea of building more racks because our spending is currently \$10,000 over the anticipated expenditures for first two months of the year. The cost is not known, but Mike Gage indicated that it was not an expensive project for the racks that are already there. He will look to see what shape the current racks are in. It was suggested that a building project be put off until next year.

Currently, Management will send out a final notice about labeling watercraft, with the HOA's intent to pull out any that are not labeled after a certain date. This will mean forfeiture of the craft by the owner. During previous discussions, it was suggested that the discarded watercraft would be put out with a "free" sign on it. Management will also post a notice to the same effect at the boat storage site.

Beach signage- Private property. Management asks for a definitive answer for whether to post the beach. People access it from the water, and use the porta potty. Recently it was accessed around the end of the fence, and some vandalism occurred. It was decided that 2 signs will be posted. One on the sand near the water, and one further back.

Clubhouse mess- A report of a mess left at the clubhouse opened a discussion about whether new rules are needed to manage it. It was questioned whether the pictures really depicted a mess. As this is the only time this has been observed, and it appears to have been an isolated incident, it was decided that no new rules are necessary.

#### Treasurer's Report

Treasurer Ken Huget reported that we are earning 3.8% on our latest CD investments, which keeps us above inflation. We are bringing in over \$20,000/year from the rental apartment that is above the clubhouse. The rent for that unit is \$2,000/month, and is managed by our condo management company for a 10% fee on the total income.

#### Unfinished Business

All unfinished business on the agenda was covered during the management report.

#### New Business:

Construction Project Discussion: The board discussed drafting a Resolution to establish Bid requirements for association capital projects to include identification and description of work requested, and management's role in the Bid process. This would ensure all Bids received are an apple-to-apple comparison for review by the Board. Following specific protocols in the Bid process and establishing a project manager for capital project work should increase professional workmanship in repairs to the buildings. The board together with management will draft a Resolution describing the standards and expectations for review and finalization by the association attorney.

#### Owners Q & A #2

Sara Vellve, #322, suggests that the board might, instead of having a lengthy discussion during the meeting about a subject brought up by owners, note it for further consideration. She also asked if there was a master list containing projects finished, in process, and to be done, arranged by priority. She suggested that owners would like to be able to follow along with the progress, and such a list would also help discussions and decisions at the

budget meeting. Tess has a smaller list, containing work items that are more current. Development of a larger overall list will be considered.

President Mike Gale announced that owners not on the board were excused due to the Executive Session. They were also informed that once we return from the Executive meeting, we would not be conducting any further business. It was scheduled that way so that they could go home, and not have to wait to come back in to an active meeting.

The board went into Executive Session to discuss the following:

- Disagreement between homeowners
- Payment Delinquencies

Invited participants- Tess Allison and Cindyrae Mehler, Management

#### Adjournment

Upon returning from the Executive Session, a motion was made by Ken Huguet to adjourn the meeting. It was seconded by Brooke Dittmar. The vote to adjourn was unanimous.

President Mike Gale adjourned the meeting at 5:48 PM.

Respectfully Submitted,  
Brooke Dittmar  
Secretary

**Lakeview Condominium Association  
Property Manager Report  
Monday, March 23, 2026**

Financial Report: Financial Report through 02-28-26

Peoples Bank	\$ 57,283.40
Edward Jones	\$125,423.12

Operating Account is OVER Budget by \$10,953.70 – We are so far over budget due to Sump pump repairs and pressure washing.

Board Input Required:

- ▶ Inappropriately stored personal watercraft at beach – Next steps?
- ▶ Signage – No Trespassing Signs
- ▶ Clubhouse Mess – Do we need new rules to utilize space?

Maintenance Update:

▶ Repairs In Process/Completed to date:

- Sump Pumps under 107/108 repairs
- Drain lines at 107/108 cleared
- End of bldg. [125] all downspouts and ground drains snaked/cleared
- Extra roof venting added to 318 to promote more air flow
- Pressure washing all entry walkways and sidewalks
- Basement door to Clubhouse – Closer replaced 3/20 if in stock

▶ Capital project work status:

- Skylight Leak #311 – Roof and skylight replaced
- Siding Replacement #206 – Completed
- Siding Replacement #114/214/314 – Work Scheduled to begin late March
- Entry Door #318 – On order
- Patio Door #122 – On order
- Pathway Light Replacement – New style being investigated
- Elevated Balcony Repair/Replace – Need to determine which 6 decks to be done [324 has reported issues]
- Siding Replacements at Entries – 6 more to schedule for 2026 leaving 4 more to do
- Roofs are failing and will need to begin replacement in 2028 not 2030.

▶ Structural Engineering Inspection of wooden walkways – Recommendations:

- Beams/posts will be capped with flashing on all horizontal/junction surfaces
- Horizontal flashing will be supplemented by self-sealing, waterproof membranes where lateral flooring will be installed.
- New brackets and handrails will be installed on existing railings at 36" levels, and the existing wood Top Rails will be replaced with composite waterproof materials, installed with fasteners from underneath, that will act as a ROOF, shedding water, for our walkway railings and substructures.