Minutes- Lakeview Condominium Owners Association
Board Meeting- June 22, 2026, Upstairs in Clubhouse

The meeting was called to order at 4:14 PM by President Mike Gale.
Board members present: Mike Gale, Mike Carr, Erika Jett, Ken Huguet, Brooke Dittmar.
Management representatives present: Tess Allison and Cindyrae Mehler.

<u>Owner Q & A/ Comment Period</u>
Chris Ankerson, Unit #214. Concern expressed about the rotted facia board at #314, which has only a temporary sealant. The Board indicated the area was flashed to prevent water intrusion and the facia would be replaced when the roof is replaced.

Sara Vellve, Unit #322, attended by phone. Concerns were voiced about timely election information disbursement, the disbursement of information discussed during budget creation, and concern about dues increases and special assessments.

<u>Approval of Agenda</u>
Ken made a motion to approve the agenda, and Erika seconded the motion. All approved.

<u>Approval of Minutes (2 meetings)</u>
Ken made a motion to approve the minutes of the March 23, 2026 meeting, with 2 adjustments. The motion was seconded by Mike Carr, and was approved unanimously.

Ken made a motion to approve the minutes for the May 21, 2026 Special Board Meeting, which was seconded by Mike Carr. Approved unanimously.

<u>Property Management Report- Tess Allison</u>

Financial Report through 5/31/26:
People’s Bank Balance- $37,334.67
Edward Jones Account Balance- $92,462.44

The Operating Account is under budget by $4,943.99.

Personal watercraft storage at the beach was discussed. It was agreed that:

- Watercraft must be in a designated storage space, located on the back of the gazebo
- A unit number is to be written on all watercraft
- All other watercraft, blowup floaties, and the trailer need to be removed
- Any watercraft not labeled, and not in an appropriate storage space July 31st will be removed.
- Management will create a notice for the website, unit door posting, Clubhouse doors, the beach, and to be emailed to all owners. The notice will be approved by the board before posting.
- Management will put individual numbered notices on watercraft to help with identification

Rules & Regulations update suggested about plants on decks. Each plant is to have a tray under it, to catch any water that is not absorbed by the plant/dirt. No water should be allowed to drip down onto the deck, patio or steps below.

Clubhouse hot water tanks: The 40-gallon tank has been disconnected for about a month, and the 50-gallon tank is working well, and appears to hold a sufficient amount of water for our needs. Tess will follow up with maintenance for removal of the 40-gallon tank.

Window screens: The company that washed the windows did not remove any screens from windows on the decks, so they will not replace the missing ones. Screens are considered a unit owner responsibility.

<u>Maintenance Update:</u>

Capital project work status:

- Decks completed- 222, 223, 301, 318, 319, 320, 321
- Entry walls completed- 02, 08, 12, 14, 19, 21, 25
- Entry door installed- 318
- Patio door installed- 122

Bids for review:

- New trench drain between 124 & 125- $6,879.99, by Whatcom Excavation, was discussed.

  Mike Carr made a motion to approve hiring Whatcom Excavation to dig and install a trench drain between 124 & 125, for $6,879.99. Ken seconded the motion. All approved.

- Caulk and Paint 7 entry walls and trim- 2, 8, 12, 14 19, 21, 25. Caulk and paint 6 balconies- 218, 301, 318, 319, 320, 321- $13,898.78, by BM Construction, was discussed.

  Ken made a motion to hire BM Construction to do the above listed work for $13,898.79. Mike Carr seconded, with unanimous approval.

- Replacement of pond-side wall of 124/224/324 (former leak around #124 windows)- $15,000, by Rowcliff's Handyman Service, was discussed.

  Mike Carr made a motion to hire Rowcliff's Handyman Service, at $15,000, to replace the pond-side wall of units 124/224/324. Ken seconded, and all approved.

<u>Treasurer's Report</u>
Ken reports that the average annual return on our investments is 3.25%

<u>Unfinished Business</u>

Fence at Beach: Mike Gale and Mike Carr met with the City of Bellingham Senior Planner at our beach property to discuss the fence. The Planner indicated that the fence location is not problematic but would like to have on file an approved shoreline waiver. Mike Carr is working on the paperwork and will communicate to Osario the changes needed in the fencing project that they have already started. This includes, but is not limited to, changing out the top rail with a green one and changing out the narrow green privacy slats for wider ones. Mike Carr will provide any ongoing supervision required.

Mike Carr made a motion to approve the Osorio bid for $1,635, conditionally, following our instructions for upgrading the fence that has already been started. The motion was seconded by Erika, approved by 4 Board members, with 1 member abstaining.

Pathway lighting replacement: All Board members are happy with the single trial-light that has been installed. Management has been asked to order 11 more of this same fixture for installation.

Resolution- Standards for Engaging Contractors: The document in its current form was rejected by the Board. Discussion Tabled

Roofing research: Mike Carr has been doing research on companies that could inspect and evaluate our roofs for their condition, to suggest what work is needed, how soon, and ballpark costs for future reference. Current possibilities are Joostens, Western Roofing and NW Roofing. It was decided to start with Joostons, with no commitment to hire them to do the work. Discussion was held on investing in an engineer to be utilized for this project, and to include this expense in the 2027 budget.

New Business

New meeting schedule: We will be increasing our meeting schedule to 6 meetings per year. The schedule for the rest of the year is as follows:

08/24/26 – **4 pm in the Lakeview Clubhouse**
10/19/26 - **4 pm in the Lakeview Clubhouse**
11/23/26 – **4 pm at INTEGRA Conference Room - Budget**

Insurance renewal: Management researched insurance companies, and provided 3 options. We decided to go with Trucordia. Mike Carr made a motion to use Trucordia Insurance Company, seconded by Ken. It was passed unanimously.

Owners Q & A:

None.

Adjournment

A motion to adjourn the meeting was made by Ken Huguet, 2nd by Mike Carr. All in favor. President Mike Gale adjourned the meeting at 5:52 PM.

Respectfully Submitted,
Brooke Dittmar
Secretary