

**LAKESIDE VILLAGE HOMEOWNERS' ASSOCIATION**  
**Minutes of the Annual General Meeting**  
**February 5th, 2013**

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**Meeting convened at 7:30 PM**

Present: Blanca Phillips, Dion Raymond, Phil Faulkner, Jim Johnson, Peggy Hester, Janice Cole and Bruce Chalfant of Protocol Property Management.

The minutes of the 2012 Annual General Meeting were presented. A motion was made to approve the minutes without change, the motion was seconded and voted on with all members in favor.

**Home Owner Comments.**

A homeowner requested a statement every month of reserve fund expenses. It was agreed to post them on our website, [www.Lakesidevillage-Condos.com](http://www.Lakesidevillage-Condos.com). There were concerns about financial data being on the website, Jim will look into requiring a password to access the web site.

There were questions about our hazard and earthquake insurance costs, our total costs for 2012 was \$49,418.00 for both the hazard and earthquake insurance.

A homeowner wanted to know if there was anything that could be done to stop marijuana smoke from drifting into the stairwells. There is no legal solution to that issue.

Jim gave information regarding our fire alarm system, at present if a fire starts, someone has to call 911 besides pulling the handle on the pull station in the stairwell. A monitoring system is available. It would be installed on the grey box outside each building, in the case of a fire it would send a signal to the monitoring company who would then call the Federal Way Fire Department. The cost of this system is an additional \$5,000.00. All members in attendance voted in favor of having this installed.

The members present were asked if they would be in favor of having video surveillance cameras installed at the entrance to the complex. The cameras would be able to read a license plate up to a distance of 100 feet. The members were in favor of going ahead with the installation.

**2012 Major Expense Report.**

A hand out was given to members showing the major expenses of 2012. The major expenses for 2012 included the following:

Fire Alarm Installation	\$52,600.88
Reserve Study(3 yearly updates)	\$1,030.00
Hazard and Earthquake Insurance	\$49,418.00
Contingency Expense	\$6,972.00
Utilities including Comcast	\$109,130.00

**2013 Projects.**

The following major expenses are budgeted for 2013:

Asphalt seal and repair	\$24,421
Remainder of the patio fences	\$28,016
FA Monitoring Equipment	\$6,000
Resurface Pool	\$20,600
Spa repair	\$13,390
Resurfacing decks	\$5,387
Indoor/Outdoor carpet on Stairwells	\$5,356

**2013 Budget.**

Bruce Chalfant went over the 2013 budget . It was noted that the special assessment has one more year to run.

After discussion a motion was made to approve the 2013 budget, the motion was seconded, the budget was voted on and approved with the majority in favor.

**Board Member Positions**

Two Board Member 3 year terms expired: Blanca Phillips and Janice Cole.

Nominations were requested from the floor for both positions.

Nominations for the first position were Cheri Hall, unit 533 and Sheila Arestad. unit 422 After the vote Cheri was elected.

The only nomination for the second position was Sheila Arestad. Sheila agreed to serve a term.

The Board wishes to thank Blanca and Janice for serving their term.

Meeting adjourned at 9:30 PM

Respectfully submitted by  
Phil Faulkner