

LAKESIDE VILLAGE HOMEOWNERS' ASSOCIATION
Board Meeting Minutes
April 27, 2010

Meeting convened 7:00PM

Present: Dion Raymond, Phil Faulkner, Blanca Phillips, Tracy Wood, Dorothy Montgomery, Amberet Green, and Bruce Chalfant of Protocol.

TREASURER'S REPORT: Account balances as of the end of March 2010:

BOA Checking Account Balance –	\$ 5,388.91
BECU Reserve Account Balance –	<u>\$63,382.92</u>
Total Assets	\$68,771.83

Delinquencies - \$27,020.95

HOMEOWNERS DISCUSSION:

- There is remodeling debris around building #1. Bruce tracked down the specific unit and sent a letter regarding same and cost for removal. He also stopped by in the evening but the residents were not home.
- A homeowner inquired about the opening of the pool and the spa. The Pool will open on Memorial Day. There are new Federal Regulations that differ from the State Regulations for the spa. Currently the spa will remain closed until the regulations are clear on how to proceed to make the spa compliant.
- A homeowner asked about a missing gate for the fence on Unit# 212. This request will be added to the list of fence repairs.

BOARD DISCUSSION

- The federal Way police do not have records of the accident that caused the fence damage along 312th. Bruce will continue to investigate the incident in order to get reimbursed for the repair of the fence.
- There will be possible painting of Building #2 this year. A second bid came in, however *J&M Painting* will be awarded the job.
- Dogs are running around Lakeside from other complexes. The fence between Lakeside and Birchwood Condos is loose and falling down, has holes, and needs to

be repaired. Bruce will talk to the President at Birchwood Condos to discuss the repairs and share the cost.

-It was approved and seconded to approve the new Comcast Contract. Our President, Blanca, will have it notarized and mailed back to Comcast.

-Unit 424's roof leak was due to the chimney cap. It was approved and seconded to award the job to *All American Chimney*. The Contractor will make cap repairs on Unit#424 and the one next to it.

-A satisfactory chemical was not found for removing the moss, algae, moss, and lichen growth from the walkways that would not either stain the sidewalks/is not allowed so close to the lake. It was approved and seconded that *Quality Landscape Maintenance* will perform the task of pressure washing the walkways and the tennis court.

-After Bruce inventoried and listed all the concrete walkways needing repair, it was approved and seconded that *NW Home Improvement* will perform the repairs of the walkway between Buildings 3 and 4.

-When there's an over abundance of rainfall, Units 511 and 512 could possibly flood. Bruce will request bids for repairs and/or adjustments to be performed around the outside of these Units in order to fix the flooding problem.

-A letter will go out to the homeowners reminding them to carry liability insurance.

-Bushes will be cut off along the planter strips in front of carports. They will grow back and be smaller.

MANAGER'S REPORT

-*BD Roofing* is ready to begin the roofing project on Building# 5, however the Contractor needs four consecutive days of clear weather. Bruce will be working with the Contractor on a day by day basis. He will provide notices to all residents in Building#5 as needed.

- Fidelity coverage with CAU was increased to 100K from 50K, per FHA guidelines. The additional cost will be \$134 per year; for a total of \$302/yr.

-Bruce inventoried all the patio fences and decks that needed to be resurfaced and/or repaired. Skyline will be out to look at the remaining decks and make recommendations on replacement.

-Sent a work order to treat/remove moss in barked areas behind Building# 4.

-The dead raccoon was removed from the fence line along 312th.

- Two fence sections were removed along the emergency access at Building# 5. In addition knee supports were installed on two carports and the loose boards along the 312th Street fence were re-attached with screws.
- There was a report of two car windows smashed at Building# 3 on the night of April 18th; nothing was reported stolen.
- There is a work order to re-attach the extended downspouts at the Cabana.
- Bruce received a letter from Lakehaven re: capacity rent. He wrote to Lakehaven regarding the same issue and received a call back from Morgan Dennis. They are working on re-affirming the initial agreements with Lakehaven and will let us know after they research their records.
- The shut off valve at Unit #113, and stack, was replaced. Unit# 516 pending date to do the work.
- Sale pending on Unit# 324 and 515.
- A Noise compliance letter was sent to Unit# 333.
- A vehicle was towed from Building# 3.
- Unit# 514 reported a crack in their concrete patio. Upon checking it out, the crack runs parallel with the building and show indications of the broken portion of the patio settling. This will most likely need to be dealt with in the near future.
- Bids for light replacement are underway.
- Received a phone call from a Realtor who did not want to show a unit until he verified the delinquency status of the Association was within FNMA guidelines.
- Delinquency letters were sent out.

Meeting adjourned at 8:35 PM

Respectfully submitted by Amberet Green