

Minutes of the Lakeside Village Combined Committee Meeting

April 10, 2013 at 7:00PM

1. Introductions/Role Call -

Committee Members	Committee	Present	Absent
Roland Draughon (532)		X	
Bob Hester (531)		X	
Jim Johnson – Board Rep (324)		X	
Dorothy Montgomery (325)			X
Michelle Moodie (211)			X
Nancy Nolan (111)			X
Tom O'Keefe (313)			X
Frank Slattery (523)		X	

Guest – Dion Raymond

2. Maintenance and Grounds (M&G) Issues –

a. Follow-up from last meeting –

The March 2013 Action Item Tracking Sheet was reviewed and completed items were removed.

Fire Alarm System – The fire alarm monitoring contract has been signed.

The Security Camera System was demonstrated and discussed. It was recommended that we purchase a television to monitor DVR recordings. It was felt that a computer and internet line would not be used enough to justify the cost.

Water usage was discussed. Thanks to a Committee Member survey, two toilet tank leaks were found in building #4. The HOA Board has voted to reimburse home owners \$20.00 once they document fixing the leaks.

b. New Items –

The April 2013 Action Item Tracking Sheet was prepared.

The Committee prioritized repair projects identified on our recent walk around (see attachment 2 on the Tracking Sheet). All asphalt parking lots and concrete walkways were evaluated during the walk around.

3. Communication Issues – The latest changes to the website discussed.

4. Community Watch Status –

A concerned home owner, via email, sent his concerns about recent vehicle break-ins.

Mail box break-ins were also discussed.

More illegal trash dumping was also noted.

5. New committee members – We still need new Committee members from Buildings 1, 2, and 4.

6. Adjourned –9:00 PM

Submitted by

Jim Johnson

1 Attach: April 2013 Action Item Tracking Sheet

LSV Committee Action Item List

April 2013

Item #	Date Added	Name/ Task	Comments
1	11/09/11	One Additional Walkway light needed. (2nd pole south of large Juniper tree)	
2	11/09/11	Window specifications needed.	
3	11/09/11	Open cable box outside of Unit 113	Comcast ticket #CR 274899954
4	11/09/11	Fire alarm system install	Phase I Complete
5	11/09/11	Hot Tub repairs	Two bids received.
6	11/09/11	Repaint speed bumps	Materials purchased.
7	11/17/11	Gutters Bldg 5 (check on another way to prevent overflowing)	
8	12/11/11	Numerous Gutters clogged and some need repair. (See Atch 1)	Getting bids.
9	01/11/12	Fir tree in front of unit 115 cut back but still has branches hanging over roof. Branches still laying on maintenance shed.	
10	03/14/12	Uneven Concrete and gaps noted in walk ways around complex. Could pose tripping hazard. (See Atch 2)	New items added (see atch 2)
11	05/09/12	Grass in several spots appears to be dying.	
12	05/09/12	Drainage problem at unit 214.	Only one bid received.
13	05/09/12	Gravel needed around walkways and swell at several bldgs.	
14	05/09/12	Cabana Fireplace screen needs repair/replace	
15	06/13/12	Fireplace separating from wall in unit 325.	Work order issued.
16	06/13/12	Tree on north side of Bldg 1 has several dead limbs.	
17	06/13/12	Several storage room door need to be replaced. (See Atch 3) List updated.	Bids being solicited.
18	06/13/12	Carpet on many stairwell landings need to be replaced.	On 2013 Reserve Budget.
19	9/13/2012	Bushes in pool area cracking brickwork.	Bid approved
20	9/13/2012	Evidence of leaks found in living room, unit 234.	
21	10/10/2012	Several pool chairs need to be replaced.	

**LSV Committee
April 2013 Action Item List
Attachment 1**

Gutter Repair/Cleaning List

Date Listed	Problem	Action
12/11/2011	Gutter at parking spot 4 rusted through/leaking and full of leaves. Downspout crushed	Gutter replaced but leaking. Down spout still crushed.
2/8/2012	Gutter at parking spot 16 full of branches and leaves.	
3/14/2012	Gutters on street side of parking spot 72 full of branches and leaves. Only one down spout on gutter.	
3/15/2012	Gutter over the front of unit 131 plugged and leaking badly onto building.	
3/15/2012	Gutter at parking spot 40 leaking at end cap.	
4/11/2012	Gutter over the front of unit 333 plugged and leaking badly.	
4/11/2012	Gutter over the 3rd bed room of unit 336 plugged and leaking badly.	
6/13/2012	Gutter over 3rd bed room of unit 531 plugged and leaking.	
10/10/2012	Gutter at south west end on 1st carport in front of bldg 4 crushed by a truck.	

LSV Inspection of Concrete and Asphalt

Attachment 2

Item #	Type *	Map #	Description	Committee Priority
1	C	Cabana	Grind to level	
2	C	Cabana	Cut out and replace section	
3	A	Cabana	Replace busted up curb	
4	A	Cabana	Cut out and replace section	8
5	A	Cabana	Cut out roots and replace section	7
6	A	Cabana	Cut out roots and replace section	
7	C	3	Grind to level	
8	C	3	Grind to level	
9	C	3	Grind to level	
10	A	3	Cut out and replace section	9
11	A	3	Cut out and replace section	9
12	A	2	Cut out roots and replace section	
13	A	2	Cut out and replace section	10
14	A	2	Cut out and replace section	10
15	A	2	Cut out roots and replace section	11
16	C	2	Remove, reslope and replace entrance	1
17	C	2	Grind to level	
18	C	2	Remove tree, cut out & replace section	4
19	A	1	Cut out and replace section	6
20	C	1	Cut out roots. Replace & relocate walk.	2
21	A	1	Cut out roots and replace section	3
22	A	1	Cut out roots and replace section	
23	A	1	Cut out and replace section	5
24	A	1	Replace broken curb	
25	C	Path	Fill in with treated wood	
26	C	Path	Fill in with treated wood	
27	C	Path	Fill in with treated wood	
28	C	5	Fill in back patio with crack filler	
29	C	5	Fill in back patio with crack filler	
30	A	5	Cut off curb at trash enclosure	
31	C	4	Grind to level	
32	C	4	Cut out and replace section	

Type *

C = Cement

A = Asphalt

Inspected April 3, 2013

By Jim Johnson

Roland Draughon

Frank Slattery

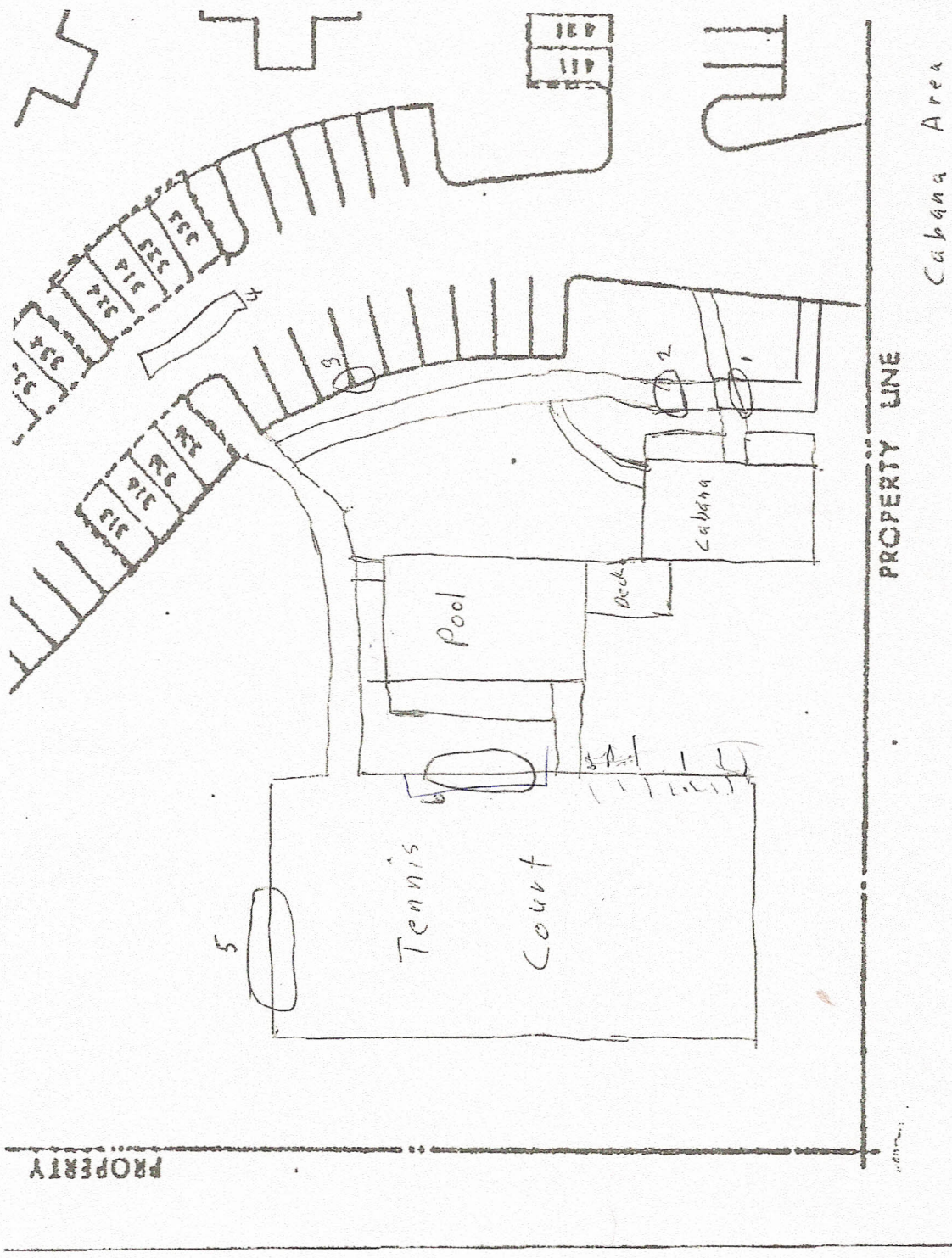
Bob Hester

Bruce Chalfant Property Manager

Notes: This is a combination of items 102 and 104 on the 2013 Reserve Study.

Funds allocated in our 2013 budget (\$24,421) are for item 104 only.

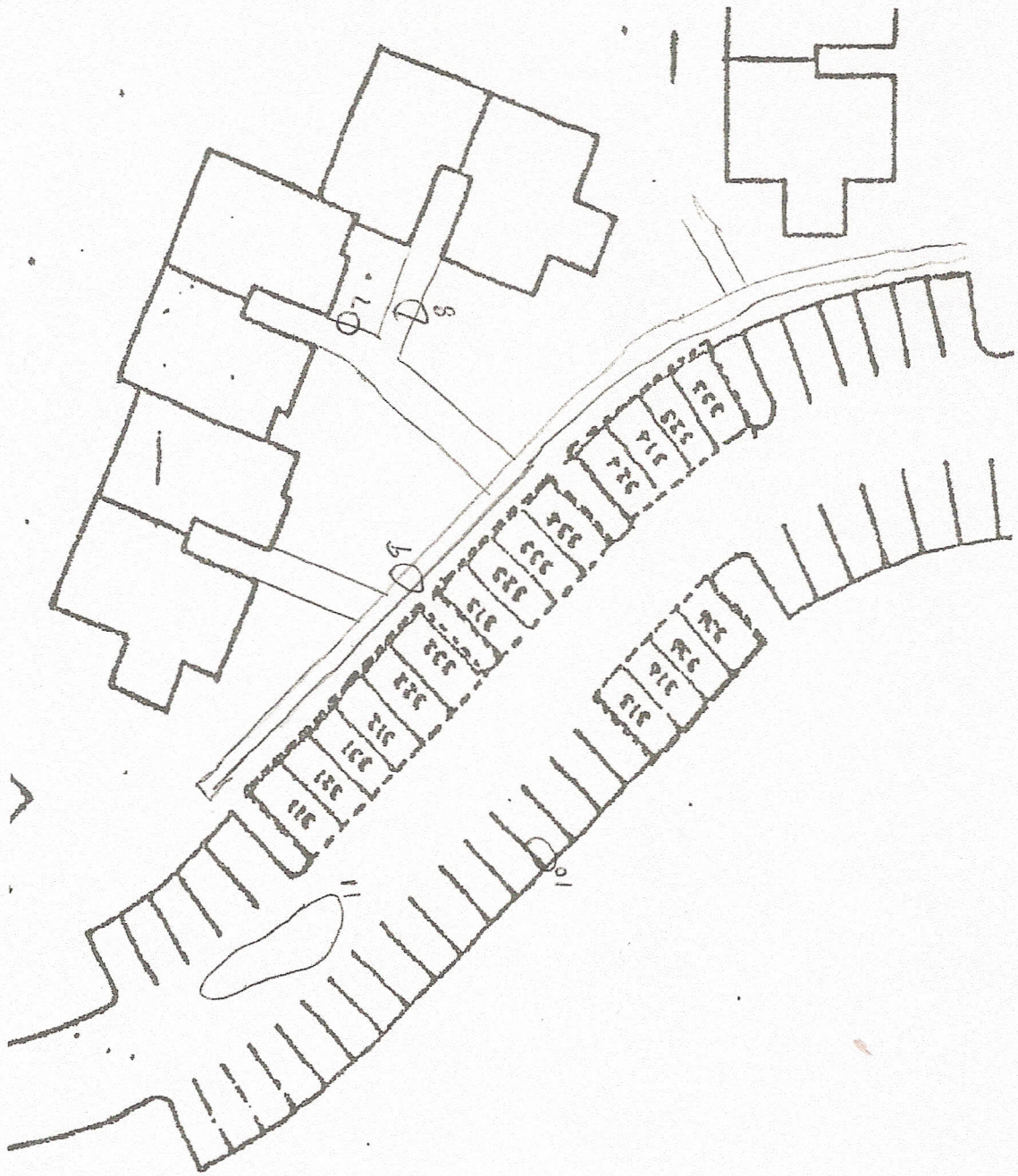
This includes repainting and restriping.



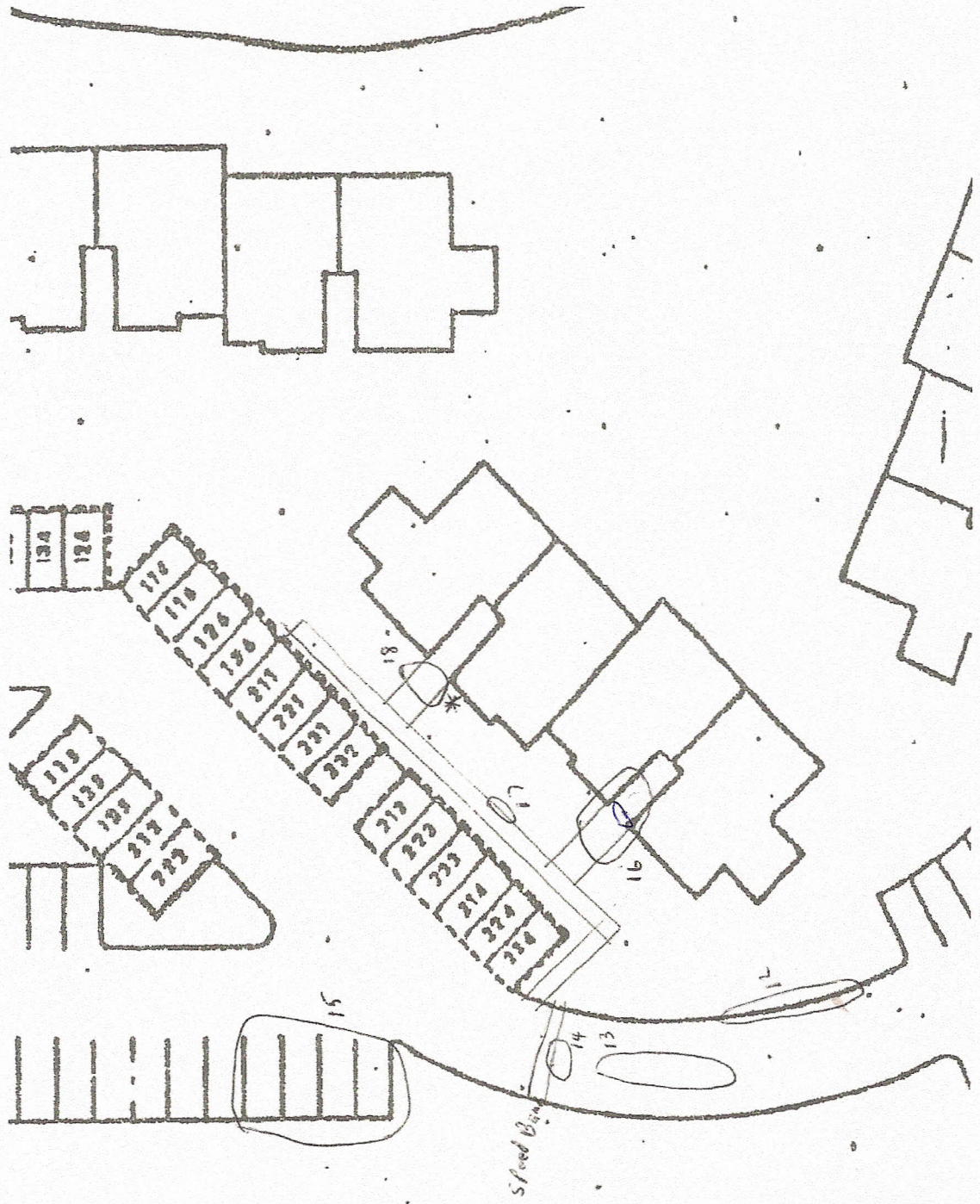
Cabana Area

PROPERTY

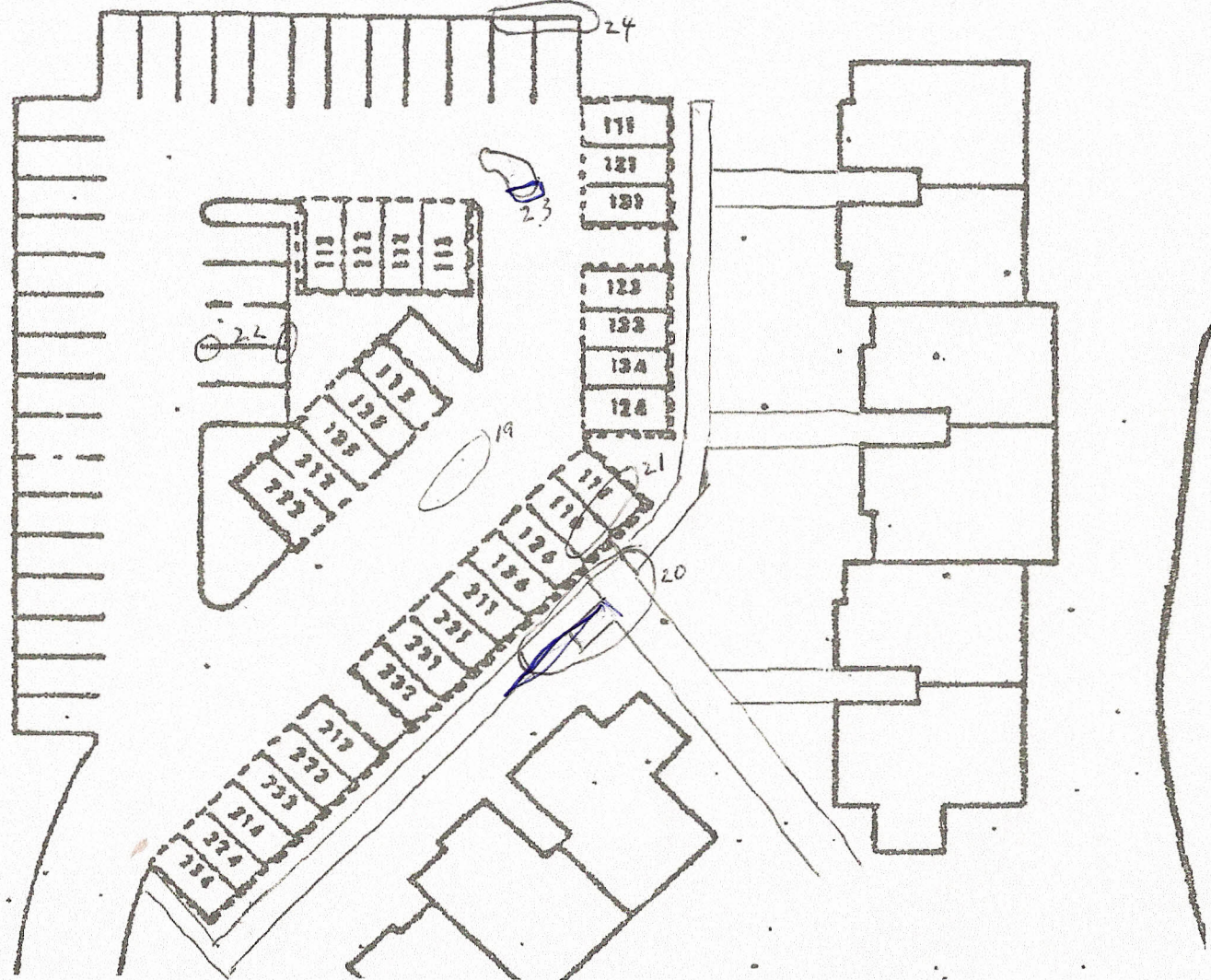
PROPERTY LINE



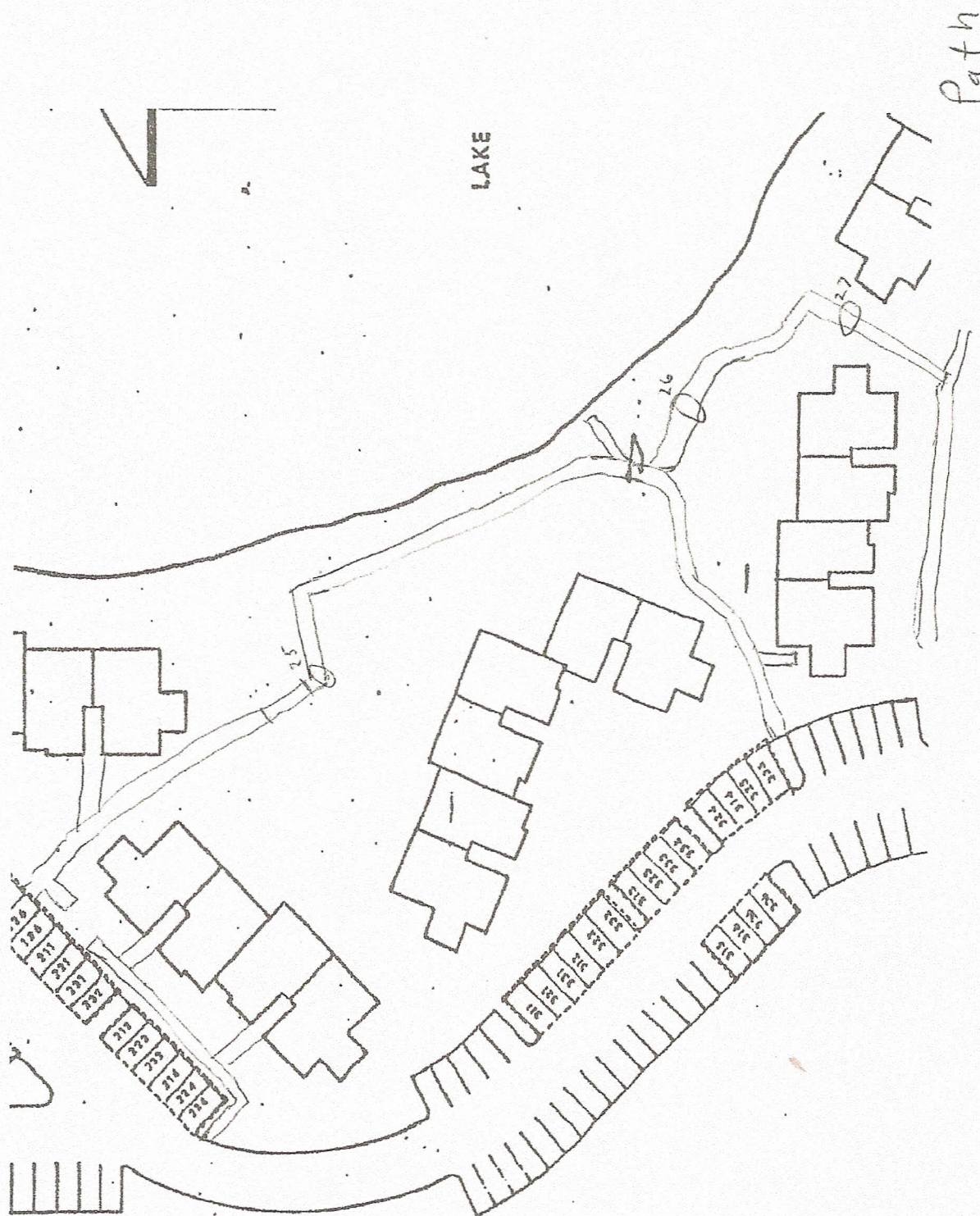
Bldg 2

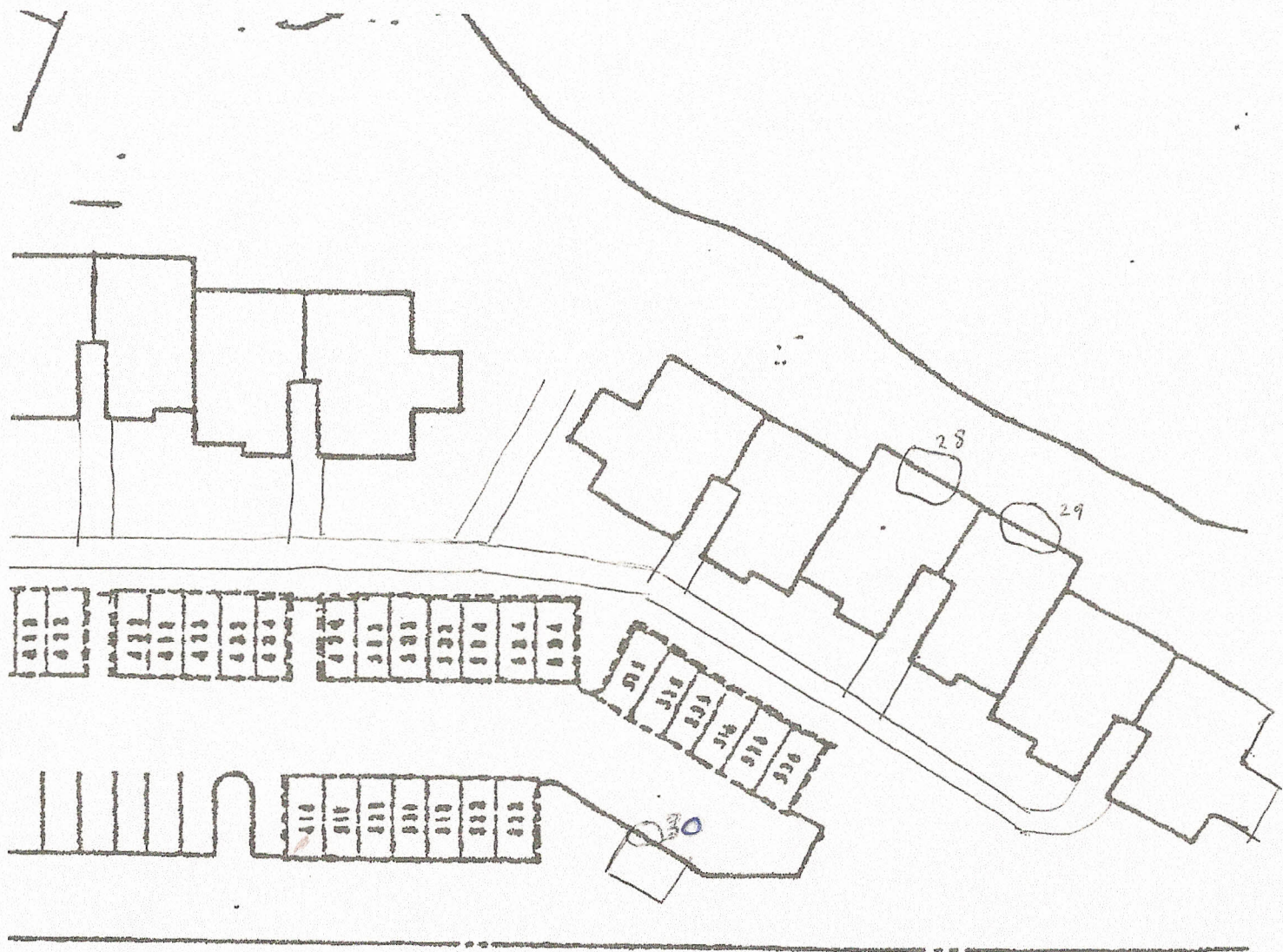


PROPERTY LINE

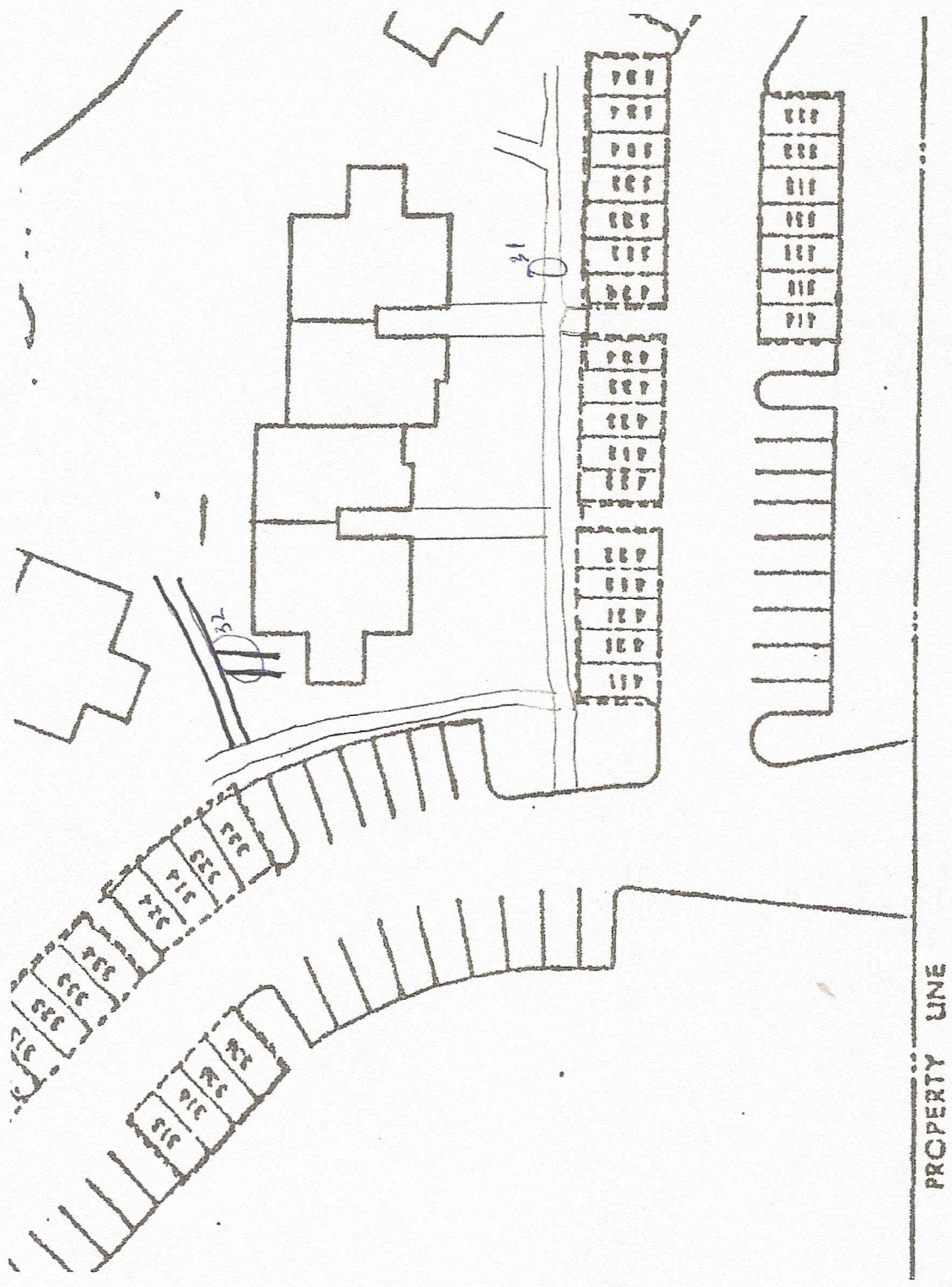


Bldg 1





Bldg 5



PROPERTY LINE

LSV Committee
April 2013 Action Item List
Attachment 3

Door Replacement List

Date Listed	Problem	Action
6/13/2012	Replace storage room door, unit 123	
7/11/2012	Replace storage room door, unit 115	
9/13/2012	Replace storage room door, unit 111	
9/13/2012	Replace storage room door, unit 311	
9/13/2012	Replace storage room door, unit 331	
9/13/2012	Replace storage room door, unit 333	
9/13/2012	Replace storage room door, unit 334	
9/13/2012	Replace storage room door, unit 422	
9/13/2012	Replace storage room door, unit 513	
10/10/2012	Replace storage room door, unit 325	
10/10/2012	Replace storage room door, unit 335	
10/10/2012	Replace storage room door, unit 524	
10/10/2012	Replace storage room door, unit 536	