

Lakeside Village HOA Meeting Minutes:
Tuesday, November 25, 2025

Members Present: Andrea Wilmot, Jim Johnson, Cody Michelle Herrington,
Julio Gorbitz, Linsey Anglemyer (of Protocol)

Members Absent: Conley Pells

Call to Order: 7:01pm

• **Treasurer's Report:**

- BOA Operating Account: \$14,172.73
- Pre-Paid Dues -\$23,146.28
- BECU Insurance Reserve: \$45,983.47
- BECU Money Market \$508,432.88
- **Total Assets: \$545,442.80**

- There was nothing of importance to note.

• **Review of Minutes:**

- The board reviewed the minutes from the September Meeting.
 - There was a motion to approve the minutes as written
 - Unanimously approved
- The board reviewed the minutes from the October Meeting.
 - There was a motion to approve the minutes as written
 - Unanimously approved

• **Manager's Report:**

- See Report for specific details
- Things to take note of:
 - The annual meeting is next Tuesday, December 02 at 7:30.
 - If you cannot attend, please be sure to send in your proxy for voting.
 - The final inspection for the decommissioned spa happened today.
 - The sign outside of our complex has been damaged, but we are unsure how to fix it as the company who built the sign has retired.
 - We are working with our contractor to see about potential fixes.

• **Old Business:**

- No old business to address

Lakeland Village Condominiums
Balance Sheet
As of December 31, 2024

- **Homeowners Concerns:**

- An owner in Building 03 asked for clarification about replacing a potentially failed window.
 - The windows we have currently are original from construction because they are built into the building's stucco.
 - The association's preferred vendor for window issues is Neiman Glass in Federal Way.
 - The board suggested reaching out to them and asking for their guidance/suggestions.

- **Matters Requiring Board Discussion:**

- The board approved the transfer from the reserve account to the operating account in the amount of: \$8964.77 to pay for the decommissioning of the spa.

- Adjourned for Executive Session at 7:22 pm
- The Annual Meeting is next Tuesday, December 02 at 2025
- Our next general meeting is Tuesday, January 27, 2025

20000 - Opening Balance - 1/1/2015	241,000.75
31000 - Reserve Contributions	347,373.06
32000 - Retained Earnings	-25,410.54
33000 - Net Income	12,530.73
Total Equity	567,102.00
TOTAL LIABILITIES & EQUITY	567,102.00