

Lakeside Village HOA Meeting Minutes:

Tuesday, July 22, 2025

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

Members Absent: Rosy Carranza, Conley Pells

Call to Order: 7:03 pm

- **Treasurer's Report:**

- BOA Operating Account: \$15,065.98
- Pre-Paid Dues -\$25,757.40
- BECU Insurance Reserve: \$57,406.95
- BECU Money Market \$582,326.15
- **Total Assets: \$629,041.68**

- There was nothing to report

- **Review of Minutes:**

- The board read and reviewed the minutes from the June Meeting
 - A motion was made to approve the minutes by Jim,
 - The motion was seconded Julio.
 - The motion was unanimously approved.

- **Manager's Report:**

- See Report for specific details
- Things to take note of:
 - Earthquake Insurance Premium was transferred; the premium was approximately \$5,000 less than last year.
 - Garbage must be actually placed IN the dumpster and not just the garbage area.
 - As the pool is open, please be aware of your volume.
 - Building 04 painting is almost complete. Building 05 starts next week.
 - The city has approved the decommissioning of the spa.

- **Old Business:**

- No old business to address

- **Homeowners Concerns:**

- Neighborhood Block Watch:
 - A resident inquired about starting a neighborhood block watch. They are passing around information and gauging interest.
- Bees & Flies:

- A resident inquired about getting flies treated in their stairwell, and there were two residents who reported bees.
 - We are going to have pest control out to treat
- Multiple Cars & Limited Parking:
 - A resident from building 05 asked if we could charge for additional cars/unused cars that are blocking close parking for buildings 04 & 05.
 - Our declaration doesn't allow for the board to charge for parking.
- Entrance Wall Follow Up:
 - A resident asked about the entrance wall and if the bill was paid out of the reserve fund.
 - We can confirm it was not paid for out of the reserve fund.
- Incorrect Parking:
 - A resident asked about what to do if someone parks in their assigned spot.
 - There are board members who can call a towing company to relocate cars that are unauthorized to park in their spots.
 - We are reviewing how much this could cost
 - It was also mentioned that if you suspect a car that was parked in your spot was stolen and dumped, you can call the Federal Way Police non-emergency line.
- **Matters Requiring Board Discussion:**
 - Building 04 Painting Update:
 - A resident is concerned about the lack of Lateral Sheering on our buildings
 - A resident complimented the painters~ their manners, their work ethic, their commitment to doing a good job.
 - Building 05 Work:
 - This project will begin soon.
- Adjourned for Executive Session at 7:31 pm
- Our next meeting is Tuesday, August 26,2025