

LAKESIDE VILLAGE HOMEOWNERS' ASSOCIATION  
Board Meeting Minutes  
January 25, 2011

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Meeting convened 7:00PM

**Board Attendees:** Dion Raymond, Phil Faulkner, Dorothy Montgomery, Amberet Green, and Bruce Chalfant of Protocol.

**TREASURER'S REPORT:** Account balances are:

BOA Checking Account Balance -	\$ 49,848.18
BECU Reserve Account Balance -	\$ 13,882.92
Total Assets	\$ 63,731.10

Delinquencies - \$23,569.81

**HOMEOWNERS AND BOARD MEMBERS DISCUSSIONS:**

-Dorothy Montgomery will check with the County Disaster Booklets for Lakeside residents.

-A Board Member requested to have the damaged globes replaced on the light posts.

-As of 1/25, there's a dead raccoon on the 312<sup>th</sup> Street side of the fence that still needs to be picked up.

-Effective January 1, 2011, bulk cable Comcast service will increase to \$31.51/Unit; \$2,457.78 plus applicable fees and taxes/month.

-Unit # 523 has a vacant unit above and below it. The Homeowner inquired about not having control of the shut off located in the bottom unit, in case the top unit floods. In addition, lending institutions do not notify the Association when the water is required to be shut-off. Owner is concerned of not having immediate and/or emergency contact. The Owner can inform Bruce of the water shut-off, and if water needs to be turned off in-case of a flood, Bruce and/or Board member, Phil Faulkner, will be available to turn the water off at the main, if the bottom unit is not accessible.

-A homeowner in Building # 4 inquired about "rusty" looking water coming out of the faucets and asked what should be done. Periodically, the City flushes the mains and after the procedure the water tends to

turn "rusty" looking until it's run clear. After it runs clear, the water is good to use.

-Homeowner in Building # 4 has a bathroom socket without power. Bruce will send someone to check it.

-Homeowner in Unit # 526 smells mold in the ceiling of the hallway bathroom. Bruce will send someone to check it.

-Three Lakeside Board positions will be available at the annual meeting: Dion Raymond and Amberet Green whose terms are up and Tracy Wood who is resigning because of the time involved in her business. Homeowner in Unit # 335 says there's a tree near her Unit that needs to be cut down before it falls during a windstorm. An arborist assessed the tree to be stable enough to withstand inclement weather.

-The flood lights on the carport in front of Building # 4 are not working. Bruce will send someone out to check it.

### **MANAGER'S REPORT**

-Notice for Annual Meeting including the budget was sent out to all homeowners.

-New HOA Dues books have been ordered.

-The light post at Building # 4 was replaced.

-The under slab leak at Unit 111 was repaired. An insurance claim was filed with CAU.

-Unit 414 sold and new owners are occupying the Unit.

-A work order was submitted to repair the ceiling in Unit # 414.

-A work order was submitted to repair the damage in Unit 221 from the deck leak above.

--A work order was submitted to investigate the leak from Unit # 323 into Unit 313.

-A work order was submitted to repair the water leak from the freeze damage in the pool mechanical room.

-A work order was submitted to open the wall at Unit # 414 to investigate possible rot/pest damage. Nothing out of the ordinary was found.

-A work order was submitted to pick up around the dumpsters, install hose bib covers, return shopping carts, and check dumpster areas.

-Sliding door pans (flashings) were installed at Unit # 321 to prevent leaking.

-A letter was sent to Unit # 134 regarding excessive noise

- A letter was sent to Unit # 131 regarding possible electrical panel issues, however there was no response from the owner.
- The Annual Corporation Report was sent to Olympia.
- Delinquency letters were sent out.
- A work order was submitted to check for a leak around the chimney stack for Units # 414 to 434.

Meeting adjourned at 8:15 PM

Respectfully submitted by Amberet Green