

Minutes of the Lakeside Village Combined Committee Meeting

March 13, 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	

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

a. Follow-up from last meeting –

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

Fire Alarm System – The fire alarm monitoring contract is to be signed soon.

Security cameras were discussed. Recommend that a system be purchased from Costco. Additional items needed will be a mounting pole, a computer, and installation.

b. New Items –

The March 2013 Action Item Tracking Sheet was prepared.

The Committee discussed prioritization of Reserve Study projects and ways to inspect general maintenance projects.

Water/Sewer usage was discussed. It was noted there was very high usage in building 4 last year. The Committee will help check for toilet leaks.

Shopping carts are still being parked in front of the property.

The back deck of unit 514 is in disarray. There is trash and other things piled up.

There is a rubber boat leaned up against building 5.

3. Communication Issues – The new budget web page was discussed.

4. Community Watch Status –

The City of Federal Way made a presentation at our February Board Meeting. Committee members and home owners also attended.

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

6. Adjourned –8:30 PM

Submitted by

Jim Johnson

1 Attach: March 2013 Action Item Tracking Sheet

LSV Committee Action Item List

March 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	02/08/12	Land on lakeside bldg 1 needs grading (where duck fence was replaced)	Completed
11	03/14/12	Uneven Concrete and gaps noted in walk ways around complex. Could pose tripping hazard. (See Atch 2)	
12	03/14/12	Exterior siding on lakeside near unit 135 is bowing out. Could allow water intrusion.	Completed
13	05/09/12	Grass in several spots appears to be dying.	
14	05/09/12	Drainage problem at unit 214.	Only one bid received.
15	05/09/12	Gravel needed around walkways and swell at several bldgs.	
16	05/09/12	Cabana Fireplace screen needs repair/replace	
17	06/13/12	Fireplace separating from wall in unit 325.	Work order issued.
18	06/13/12	Tree on north side of Bldg 1 has several dead limbs.	
19	06/13/12	Several storage room door need to be replaced. (See Atch 3) List updated.	
20	06/13/12	Carpet on many stairwell landings need to be replaced.	On 2013 Reserve Budget.
21	9/13/2012	Bushes in pool area cracking brickwork.	Bid approved
22	9/13/2012	Roots pushing up portions of the tennis court.	
23	9/13/2012	Evidence of leaks found in living room, unit 234.	
24	10/10/2012	Several pool chairs need to be replaced.	
25	2/13/2013	Unauthorized covering added to balcony of unit 434.	Awning is back.

**LSV Committee
March 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 Committee
March 2013 Action Item List
Attachment 2**

Side Walk Repair List

Date Listed	Problem	Action
4/27/2010	Building walkway between 3 & 4. End by parking spot #44 broken.	
4/27/2010	Connect sidewalk at Building 2 & replace adjoining sections. Uneven sections with root damage.	
4/27/2010	Walkway in front of building 1 near units 111 & 112, spalled, 2 sections.	
4/27/2010	Walkway in front of building 1 near units 113 & 114, replace 1 section.	Replaced
4/27/2010	Entry area at units 111 & 112, sagging causing constant wet area.	
4/27/2010	Walkway in front of building 2, 2 sections spalling.	
4/27/2010	Entrance walkway leading to units 313 & 314. Needs leveling.	
4/27/2010	Entrance walkway leading to units 315 & 316. Needs grinding.	
4/27/2010	Behind unit 411, entry to gazebo area. Uneven and spalling.	
4/27/2010	Entry area at units 513 & 514, appearance issue. Needs coating.	
6/11/2012	Walkway at units 211 & 212 uneven due to tree roots.	
6/11/2012	Walkway at units 213 & 214 has broken concrete.	
6/11/2012	Concrete at south end of bridge has tree root damage.	
6/11/2012	Walkway by lake gate separating.	
6/11/2012	Walkway behind building 4 needs grinding.	
6/11/2012	Walkway between buildings 4 & 5 separating.	
6/11/2012	Walkway between units 412 and 413 needs grinding.	
6/11/2012	Walkway in front of Cabana needs grinding.	
6/11/2012	Curb by the pool parking is broken.	

**LSV Committee
March 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	