

**LAKESIDE VILLAGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
May 28, 2013**

---

Meeting convened 7:08 PM

Present: - Jim Johnson , Dion Raymond, Phil Faulkner, Sheila Arestad, and Bruce Chalfant of Protocol.

Absent: Peggy Hester, Cheri Hall

MINUTES of the board meeting held on April 23<sup>rd</sup> were read and approved with one correction.

TREASURER'S REPORT: Phil Faulkner reported on the current bank balances.

As of 30 April 2013:

BOA Checking (Operating) Account Balance -	\$7,865.60
BECU Insurance Reserve	\$20,668.00
<u>BECU Reserve Account Balance:</u>	<u>\$122,832.66</u>
Total Assets	\$ 151,366.26

Phil also asked about the \$14.00 per month fees that Bank of America is charging on the Association's account. It seems to be a practice among commercial banks. There was a brief discussion about the feasibility of perhaps using another bank. However, after discussing the logistics, the idea was abandoned.

Phil noted that the \$3,000 in the "orphan account" had not yet been moved. Those funds are intended to be added to the reserves as soon as the account can be closed.

MAINTENANCE COMMITTEE: The maintenance committee is comprised of Roland Draughon, Bob Hester, Jim Johnson and Frank Slattery.

- Jim noted that he had received an email from a resident reporting that a vehicle was recently stolen from the property.
- Fire Alarm System – The installation of the system was approved by the City of Federal Way. The boxes for monitoring have been ordered.
- Cameras – The new camera system is not perfect, but it is better than the first one that was purchased. Conduit should arrive within the week and installation will be done soon thereafter.

Bruce informed the Board that some water leaks in a unit in building four were fixed. This should cut down on the excessive water bill for that building. However, since the bills arrive every two months, we won't see the effect right away.

**The missing pressure washer has been located. A resident had been using it. The Board needs to arrange a procedure by which it can be “checked out” so can keep track of where it is.**

**Bruce has carpet samples (for the landings) on order. He walked the property with two asphalt companies and is awaiting bids for asphalt and concrete repairs. The gutter cleaning bids are coming in around \$4,800 to do all of the buildings.**

**Bruce is waiting for bids on replacing the mail boxes. We need to work on finding boxes that will fit the current dimensions so that we can avoid having to rebuild the mail box shelters.**

**One of the persons abandoning shopping carts on the property has been identified. A compliance notice was sent.**

**The Board reviewed several communications and requests from homeowners including a request to park a commercial vehicle on the property (denied) and waivers of fines (one approved/one denied). Approval was given for replacing plants in a “bare spot” near unit 516 where dead vegetation had been removed.**

**Unit 331 is scheduled to be sold at auction in the coming month. There are a couple more units that may be foreclosed upon.**

**BLOCK WATCH: Nick Hunter (unit 334) has volunteered to participate in a “block watch”.**

**The meeting was adjourned at 8:30 PM**

**Respectfully Submitted by Sheila K. Arestad, Secretary**