

Minutes of the Lakeside Village Combined Committee Meeting

May 08, 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	

Guest – Dion Raymond

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

a. Follow-up from last meeting –

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

Fire Alarm System – The fire alarm monitoring contract has been sent to the City of Federal Way for review.

The Security Camera System was discussed. A new higher resolution system was requested by the Board.

Water usage was discussed. The latest bill shows usage is down. A check of toilets in building 3 might still be needed.

b. New Items –

The May 2013 Action Item Tracking Sheet was prepared.

Due to smoking and other issues found in the Cabana, it was agreed that the Cabana should be locked with a dead bolt after normal business hours (10:30 PM to 8:00 AM). Committee members agreed to lock and unlock the door at those hours.

It was noted that the pressure washer was missing. No committee members had issues it out to anyone.

3. Communication Issues – The latest changes to the website discussed.
4. Community Watch Status – More participation is still needed
5. New committee members – We still need new Committee members from Buildings 1, 2, and 4. Dion indicated he would become a member of our committee.
6. Adjourned –9:00 PM

Submitted by

Jim Johnson

1 Attach: May 2013 Action Item Tracking Sheet

LSV Committee Action Item List

May 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)	Bids being solicited.
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	03/14/12	Uneven Concrete and gaps noted in walk ways around complex. Could pose tripping hazard. (See Atch 2)	Bids being solicited.
11	05/09/12	Grass in several spots appears to be dying.	
12	05/09/12	Drainage problem at unit 214.	Only one bid received.
13	05/09/12	Gravel needed around walkways and swell at several bldgs.	
14	05/09/12	Cabana Fireplace screen needs repair/replace	
15	06/13/12	Fireplace separating from wall in unit 325.	Work order issued.
16	06/13/12	Tree on north side of Bldg 1 has several dead limbs.	
17	06/13/12	Several storage room door need to be replaced. (See Atch 3) List updated.	Bids being solicited.
18	06/13/12	Carpet on many stairwell landings need to be replaced.	On 2013 Reserve Budget.
19	9/13/2012	Bushes in pool area cracking brickwork.	Bushes removed
20	9/13/2012	Evidence of leaks found in living room, unit 234.	
21	10/10/2012	Several pool chairs need to be replaced.	

**LSV Committee
May 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 Inspection of Concrete and Asphalt

May 2013, Attachment 2

Item #	Type *	Map #	Description	Committee Priority
1	C	Cabana	Grind to level	
2	C	Cabana	Cut out and replace section	
3	A	Cabana	Replace busted up curb	
4	A	Cabana	Cut out and replace section	8
5	A	Cabana	Cut out roots and replace section	7
6	A	Cabana	Cut out roots and replace section	
7	C	3	Grind to level	
8	C	3	Grind to level	
9	C	3	Grind to level	
10	A	3	Cut out and replace section	9
11	A	3	Cut out and replace section	9
12	A	2	Cut out roots and replace section	
13	A	2	Cut out and replace section	10
14	A	2	Cut out and replace section	10
15	A	2	Cut out roots and replace section	11
16	C	2	Remove, reslope and replace entrance	1
17	C	2	Grind to level	
18	C	2	Remove tree, cut out & replace section	4
19	A	1	Cut out and replace section	6
20	C	1	Cut out roots. Replace & relocate walk.	2
21	A	1	Cut out roots and replace section	3
22	A	1	Cut out roots and replace section	
23	A	1	Cut out and replace section	5
24	A	1	Replace broken curb	
25	C	Path	Fill in with treated wood	
26	C	Path	Fill in with treated wood	
27	C	Path	Fill in with treated wood	
28	C	5	Fill in back patio with crack filler	
29	C	5	Fill in back patio with crack filler	
30	A	5	Cut off curb at trash enclosure	
31	C	4	Grind to level	
32	C	4	Cut out and replace section	

Type *

C = Cement

A = Asphalt

Inspected April 3, 2013

By

Jim Johnson

Roland Draughon

Frank Slattery

Bob Hester

Bruce Chalfant Property Manager

Notes: This is a combination of items 102 and 104 on the 2013 Reserve Study.

Funds allocated in our 2013 budget (\$24,421) are for item 104 only.

This includes repainting and restriping.

**LSV Committee
May 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	