

# Minutes of the Lakeside Village Combined Committee Meeting

October 12, 2011 at 7:00PM

## 1. Introductions/Role Call -

Present were; Stephanie Dunning – Member (516)  
Robert Hester – Member (531)  
Jim Johnson – Board Representative (324)  
Dorothy Montgomery – Member (325)  
Michelle Moodie – Member (211)  
Tom O’Keefe – Member (313)  
Roland Draughon – Home Owner (532)  
Frank Slattery – Home Owner (523)

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

- a. Wet weather has shown the need for a check of drainage, gutters, and down spouts.
- b. The Committee discussed the problem of water dripping from one deck to the one below it during the rainy season. They asked about the feasibility of installing gutters on the decks.
- c. Members requested an update on the installation of the fire alarm system.
- d. Members asked about the Reserve Study. I proved a summary of the items on last Study, and advised them about the plans for annual update.
- e. Members ask about M&G projects for the rest of the year and about projects that would be in the budget for next year. I advised I would get a status update from the Board and Property Manager.
- f. Members discussed how to best prioritize and deal with minor maintenance issues that are identified by owners in the complex. One suggestion was to set up a fund that the M&G Committee could manage and use for these projects.
- g. Members inquired into the status of the hot tub. I advised that the Property Manager had received some new rules for the maintenance of the hot tub that will reduce upgrade costs. I will ask about repair timelines.

## 3. Communication Issues –

Members and guests ask about establishing a website for our HOA. See the discussion in item 4 below.

4. Web Page Discussion –

I presented two good examples of nearby HOA websites that we could use as models for our website. They are; [www.northlakeridge.com](http://www.northlakeridge.com) and [www.westridgehoa.us](http://www.westridgehoa.us). I contacted both to get additional information. I also contacted Homestead ( [www.Homestead.com](http://www.Homestead.com) ), a website designer and provider who indicated that they could provide us with a website for \$19.99 per month with no annual contract. The Committee was in favor of going forward with our website if we receive favorable information from North Lake and West Ridge.

5. Community Watch Discussion –

Due to the recent break-ins and car thefts in our complex, Members discussed the possibility of establishing a Community Watch for our HOA. Dorothy volunteered to contact the City of Federal Way and invite them to attend our next meeting to explain what's involved and how the system would work.

6. How do we recruit new committee members? –

- a. Stephanie made and placed a large poster board at each mail box.
- b. Another flyer will soon be posted on owners doors.

7. Adjourn - Meeting was adjourned at 8:45PM.

Submitted by Jim Johnson