

# Minutes of the Lakeside Village Combined Committee Meeting

**October 10, 2012 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 –

- 1) The September 2012 Action Item Tracking Sheet was reviewed.
- 2) The LSV Scheduled Maintenance Sheet was reviewed.
- 3) The current status of the Fire Alarm System was presented.

b. New items –

- 1) The October 2012 Action Item Tracking Sheet was prepared.
- 2) Security cameras were discussed. The camera system presented by Frank is for indoor use only. Outdoor cameras will need to be found. It was suggested that four cameras are needed; one in each direction at the entrance, one at the north fence, and one in the pool area.
- 3) The Landscape Contract was discussed. For many months out of the year the grass doesn't need to be mowed. We are currently paying them \$480 per week.
- 4) Many renters do not know the rules and regulations on the HOA. Their owners many times do not pass on needed information. A Renter's booklet would be helpful. Renters' access to the Cabana and pool area needs to be explained.

3. Communication Issues – The website emergency page will be revised to include more information on earthquakes and things more specific to our area.

4. Community Watch Status – City of Federal Way will be invited to make a presentation at an upcoming Board Meeting.
5. New committee members – We still need new Committee members from Buildings 1, 2, and 4.
6. The meeting adjourned at 8:30 PM

Submitted by –

Jim Johnson

1 Attach: October, 2012 Action Item Tracking Sheet

## LSV Committee Action Item List

October 2012

Item #	Date Added	Name/ Task	Comments
1	11/09/11	Small lights that illuminate the entrance sign (in the island) not working.	Only one bid received
2	11/09/11	One Additional Walkway light needed. (2nd pole south of large Juniper tree)	
3	11/09/11	Window specifications needed.	
4	11/09/11	Open cable box outside of Unit 113	Comcast ticket #CR 274899954
5	11/09/11	Fire alarm system install	Phase I Complete
6	11/09/11	Hot Tub repairs	Two bids received.
7	11/09/11	Repaint speed bumps	Materials purchased.
8	11/17/11	Gutters Bldg 5 (check on another way to prevent overflowing)	
9	12/11/11	Numerous Gutters clogged and some need repair. <b>(See Atch 1)</b>	Some paid for but not completed.
10	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.	
11	02/08/12	Land on lakeside bldg 1 needs grading (where duck fence was replaced)	
12	03/14/12	Uneven Concrete and gaps noted in walk ways around complex. Could pose tripping hazard. <b>(See Atch 2)</b>	
13	03/14/12	Exterior siding on lakeside near unit 135 is bowing out. Could allow water intrusion.	
14	05/09/12	Grass in several spots appears to be dying.	
15	05/09/12	Drainage problem at unit 214.	Only one bid received.

16	05/09/12	Gravel needed around walkways and swell at several bldgs.	
17	05/09/12	Cabana Fireplace screen needs repair/replace	
18	06/13/12	Fireplace separating from wall in unit 325.	
19	06/13/12	Tree on north side of Bldg 1 has several dead limbs.	
20	06/13/12	Cracks found in living room ceiling of unit 132.	Spackling compound placed in hole.
21	06/13/12	Several storage room door need to be replaced. (See Atch 3) List updated.	
22	06/13/12	Carpet on many stairwell landings need to be replaced.	On 2013 Reserve Budget.
23	9/13/2012	Bushes in pool area cracking brickwork.	
24	9/13/2012	Roots pushing up portions of the tennis court.	
25	9/13/2012	Evidence of leaks found in living room, unit 234.	
26	10/10/2012	Several pool chairs need to be replaced.	
27	10/10/2012	Unauthorized covering added to balcony of unit 434.	

**LSV Committee  
October 2012 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  
October 2012 Action Item List  
Attachment 2**

**Side Walk Repair List**

<b>Date Listed</b>	<b>Problem</b>	<b>Action</b>
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  
October 2012 Action Item List  
Attachment 3**

**Door Replacement List**

<b>Date Listed</b>	<b>Problem</b>	<b>Action</b>
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	