

Lakeside Village HOA Meeting Minutes

July 23, 2024

Members Present: Jim Johnson, Debra Kraft, Andrea Wilmot, Cody Michelle Herrington, Conley Pells, Linsey Anglemyer (of Protocol), Rosy Carranza

Members Absent: none

The meeting was called to order at 7:00 pm

The meeting was conducted in person at the Lakeside Village Cabana.

Jim read the Treasurer's Report:

BOA Operating Account:	\$19,048.17
Pre-Paid Dues	-\$20,686.24
BECU Insurance Reserve:	\$43,616.00
BECU Money Market	\$485,400.40
Total Assets:	\$527,378.33

The board reviewed the June Minutes.

- The minutes were approved as written.

Linsey's Manager Report:

- A detailed report is included in the meeting packet.
- Some items discussed:
 - Earthquake insurance was paid.
 - Owners appreciate the new mulch.
 - Our buildings were sprayed for ants.
 - We have an "assigned" cleaner from our janitorial company, this should ensure cleaning consistency.

Old Business:

- Pressure Washing
 - We don't yet have an updated bid from Northwest Home repair.
 - After discussion, the board moved to work accept the Clearly Windows bid.
 - The motion was unanimously.

New Business: Homeowner's Questions/Concerns/Comments:

- Cherry Tree Removal:
 - A resident has requested the removal of a cherry tree. The claim is that there are issues with the building's foundation, but without any inspection.
 - The board motioned not to move forward with the removal of the tree without irrefutable evidence that the foundation was compromised.
 - The motion passed with 3 yays and 1 abstain.

- Landscaping Concern:
 - A resident was concerned that the landscapers were blowing debris and it was potentially damaging to their car.
 - We have forwarded this information to our landscape company.
- Community Garage Sale
 - A resident approached the board asking about hosting a community garage sale.
 - The board is emailing the residents to gauge interest.
- Building 05 Seedling Tree
 - There is a tree that grew from the ground and is blocking the sidewalk (this was not an intentionally planted tree) a homeowner has asked to have it removed.
 - The board voted to have the tree removed.
- Rhododendron:
 - A resident inquired about when the rhododendrons were being trimmed.
 - The landscapers are currently trimming them.
- Grass Seed:
 - A resident asked about getting grass seed planted at their building.
 - Other building's have been granted permission to do so at their own expense.
 - The board made a motion that residents may plant grass seed at their own expense.
 - The motion was passed unanimously

Homeowner's Questions:

- A homeowner asked about if our pink trees are ever pruned.
 - Answer: We prune trees as needed.
- A homeowner is planting a rock garden within the parameters of their patio fence.
 - Answer: As this is your area, you are allowed to plant/change things within the inside of your patio.
- A resident asked if we were getting the exterior windows cleaned.
 - We explained that we selected a bid by Clearly Windows, not that this is for pressure washing, not window cleaning.
- A homeowner asked about if the board would ever consider adding solar panels to our buildings.

- Answer: We've never had this question asked to us before. Property Manager Linsey is going to reach out to PSE to ask about if this is something we can make happen.

Matters Requiring Board Discussion & Voting:

- Smashed Gutter:
 - The downspout by the Building 01/02 mailboxes has been run over
 - We will call to get that repaired.
- Declaration Update:
 - This is at the auditor currently
- Grass Top Dressing:
 - We have a rough bid from our landscaper regarding top dressing and grass seed for the back area of the complex in the fall.
 - We will gather more information for discussion.
- Painting:
 - We are slated to paint the complex beginning 2025.
 - A board member inquired about changing paint color.
 - We are going to gather potential bids for painting as we begin the budget planning process for 2025.

The next monthly Board Meeting is scheduled for August 27, 2024.

The meeting was adjourned at 7:34 pm for Executive Session.