

**Minutes of Annual Meeting**  
 Lakeview Homeowners Association (HOA)  
 18 August 2019, Lakeview common area lawn

**Meeting call to order:**

President Stratton called the meeting to order at 4:00 pm.

**Board members present:**

Peggy Stratton, President  
 Mark Grannis, Vice president  
 Mike Gillespie, Treasurer  
 Joe Guenthner, Secretary  
 Absent: Debbie Jensen, Member at large

**Other members present:**

Kay Anderson  
 Kelly Basfield  
 Florence Bayley  
 Jim Bayley  
 Carolyn Gillespie  
 Nancy Grannis  
 Terri Guenthner  
 Bill Haraldson  
 Terri Haraldson  
 Justin Hurd  
 Suzanne Hurd  
 Harvey Meier  
 Susan Meier  
 Andy Reynolds  
 Donna Seward  
 Bob Stratton  
 Kim Zoller

**Minutes of previous meeting- Joe Guenthner**

Approved (M Grannis, M Gillespie 2<sup>nd</sup>, unanimous)

**Treasurer's report - Mike Gillespie**

Treasurer Gillespie presented the following documents:

1. Balance Sheet – 31 Dec 2018
2. Profit & Loss -- actual 2018, estimated 2019, budget 2020

Lakeview HOA equity = \$24,170 with cash of \$25,327.

P&L 2018 net income = \$122.

P&L 2019 net = \$568 (6 months actual, 6 months projected).

Projections 2020: income \$50,856; expenses \$50,392, net \$467.

Insurance will increase from \$5798 in 2018 to \$7129 in 2019.

Sewer expense will increase \$1000 in 2019.

The Lakeview Board increased dues for the five-stall garage by \$5/mo per owner.

**Members increased all Lakeview owner dues 6% in 2020. (J Bayley, T Haraldson 2<sup>nd</sup>, unanimous)**

#### **Old business:**

*Rental rules and regulations - Mike Gillespie*

Board-recommended rental rules for owners were discussed, including a proposal to exempt owner-to-owner rentals.

**Members approved owner rules including the owner-to-owner exemption (J Guenthner, J Bayley 2<sup>nd</sup>, approved with one NO vote and others YES).**

Members discussed Board-recommended tenant rules regarding smoking, emergency contacts, parking and the signature page.

**Members approved tenant rules, with #1 amended to prohibit smoking in any Lakeview common area" (T Guenthner T Haraldson 2<sup>nd</sup>, 6 YES votes and 5 NO votes).**

**Members amended the tenant signature page to replace "Unit owner" with "Unit Owner/Property Manager" (J Guenthner, K Basfield 2<sup>nd</sup>, unanimous).**

#### **New business:**

*General rules and regulations – P Stratton*

A proposed additional rule regarding parking was presented. B Haraldson and Terry Haraldson requested a parking rule exemption to Unit C11, which has no designated parking space "in the area immediately in front of the garage assigned".

**Members approved the amended rule (D Seward, B Haraldson 2<sup>nd</sup>, unanimous).**

*Election of Board members*

**Members voted to retain the current Board (B Haraldson, K Zollar 2<sup>nd</sup>, unanimous).**

*Snow removal*

H Meier and M Grannis agreed to discuss emergency responder requirements for winter access to the lower Lakeview units. The current practice of pushing snow into a berm across the lower access road may be an issue. (At the 2018 annual meeting Board member M Grannis agreed to handle snow removal issues)

*Other*

J Bayley has found inappropriate items in the new dumpsters. They should not be used for furniture, doors, hazardous materials or not-broken-down cardboard boxes.

J Bayley also reported that the original thermo-pane windows are wearing out. He recommends that when owners replace windows to make sure they have the correct size (installers can measure if they are 3/4 inch or 7/8 inch).

**Members voted to adjourn at 5:40 pm**

Following the meeting members enjoyed the 2<sup>nd</sup> annual Lakeview potluck on the lawn.

*Joe Guenthner, Lakeview HOA Secretary*