

**Minutes Executive Session Board Meeting**  
 Lakeview Homeowners Association (HOA)  
 27 June 2020, Stratton residence

**Meeting call to order:**

President Stratton called the meeting to order at 3:00 pm and welcomed guests.

**Attendance:**

Peggy Stratton, President

Mark Grannis, Vice president (excused absence)

Joe Guenthner, Secretary

Mike Gillespie, Treasurer

Deb Jensen, Member at large

Guests: Florence Bayley, Bret Bissell, Susie Bissell, Carolyn Gillespie, Terry Haraldson, Duane Meyers, Maleesa Meyers, Andy Reynolds, Bob Stratton, John Steinkamp

**Agenda:**

Motion to accept agenda as presented (Gillespie, 2<sup>nd</sup> Jensen, approved)

**Minutes of previous meeting- Joe Guenthner**

Motion to accept minutes (Gillespie, 2<sup>nd</sup> Jensen, approved)

**Treasurer's report - Mike Gillespie**

Treasurer Gillespie presented the following documents:

1. Profit & Loss 2020 projected compared to 2019 actual
2. Balance Sheet 31 May 2020

Lakeview had a loss of \$2,394 in 2019 primarily due to an increase in insurance premiums and a tree removal. The 2020 budget is \$466, a \$2860 improvement over 2019, that is mostly due to an increase in member dues. Mike felt that the 2020 budget is achievable if there are no unusual expenses the rest of the year.

The cash balances at 12-31-19 was \$21,777. A long-term goal would be to have cash balances be 50% of annual expenses or about \$25,000. In order to attain a balanced budget for 2021 it may be necessary for an increase in dues, hopefully in the 2 to 3% range. Mike will work with Theresa on various dues increase scenarios for the 2021 budget and will present to the board prior to the general membership meeting in August.

Motion to accept treasurer's report (Jensen, 2<sup>nd</sup> Guenthner, approved)

**Old business:**

*Snow removal - Mike Gillespie*

Ed Szczepaniak, the snow removal contractor, had equipment problems and was unable to complete the season. Another contractor was hired to finish the work. For next winter Board member Mark Grannis plans to seek three bids for hourly snow removal services.

Another issue is finding a place to put snow. The garage driveway area that had been used in the past will not be available if owners want winter access. The area between visitor parking and the sidewalk is one possibility.

No action taken.

**New business:***New committee chairs*

Susie Bissell – Chair of Landscape Beautification Committee

Bret Bissell – Chair of Architecture Coordination Committee

Bob Stratton – Chair of Irrigation Committee

Motion to approve chairs (Guenthner, 2<sup>nd</sup> Jensen, approved)

*Request forms*

Landscape & Architecture – suggested change that all requests go through owner

Rental – suggested change that tenant may not sublease

Motion to accept changes (Jensen, 2<sup>nd</sup> Gillespie, approved)

*Website (lakeviewattlv.com)*

President Stratton and Lakeview member Kelly Basfield are continuing to develop the Lakeview website. They plan to include a photo gallery and a 'forms & docs' section that includes CC&Rs. President Stratton asked Board members to help provide photos.

*CC&R committee*

Proposed new committee members: B Bissell, T Haraldson, M Gillespie, P Stratton.

Terry Haraldson said TLV trumps HOA regarding CC&Rs.

Motion to form new CC&R committee (Jensen, 2<sup>nd</sup> Guenthner, approved)

*Membership meeting and potluck*

The annual member meeting is scheduled for Sunday 16 August 2020. That is the day after the TLV member meeting. No other Twin Lakes Village events or activities are scheduled for the 16<sup>th</sup>.

*Property damage*

Board members viewed photos of John Steinkamp's garage door damaged from snow removal. Mr Steinkamp also provided receipts for replacement plants he planted to mitigate damage from the Board-approved tree removal in 2019. Steinkamp was not available to discuss the garage door damage.

Motion to reimburse Steinkamp \$148.27 for plants (Guenthner, 2<sup>nd</sup> Jensen, approved)

***For the good of the order****Wine tasting party*

President Stratton and Bob plan to host a wine tasting party for all Lakeview members this summer. The day and time are to be determined.

*Beach party*

Terri Guenthner, Susie Bissell, Joe Guenthner and Brett Bissell volunteered to plan a Lakeview member beach party this summer.

**Members voted to adjourn at 4:20 pm (Guenthner, Jensen 2<sup>nd</sup>, approved)**

*Joe Guenthner, Lakeview HOA Secretary*