

Minutes Executive Session Board Meeting
 Lakeview Homeowners Association (HOA)
 25 May 2019, Stratton residence

Meeting call to order:

President Stratton called the meeting to order at 10:05 am and welcomed guests.

Members:

Peggy Stratton, President

Mark Grannis, Vice president (arrived after meeting started)

Joe Guenthner, Secretary

Mike Gillespie, Treasurer

Absent: Deb Jensen, Member at large

Also attending: John Steinkamp, Carolyn Gillespie, Bob Stratton

Minutes of previous meeting- Joe Guenthner

Motion to accept Mark Grannis, 2nd Mike Gillespie, approved

Treasurer's report - Mike Gillespie

Treasurer Gillespie presented the following documents:

1. Profit & Loss 2018
2. Profit & Loss Jan–Apr 2019
3. Balance Sheet April 30, 2019

The \$1750 legal fees in 2018 included a \$2000 payment and a \$250 credit.

The 2018 garage revenue of \$300 is for electricity in the privately-owned garages.

Lakeview HOA has been collecting \$5/month from each of the five owners and paying the Kootenai Electric bill. In 2018 that payment was \$485.

The Board decided to raise monthly fees to \$10 (Gillespie, Grannis 2nd, approved)

The current year P&L shows a surplus of about \$6000, but that will be offset by a July insurance payment of about the same amount. By year end, the net income should be similar to last year's \$122.

The Balance Sheet shows total equity of \$30,000.

Old business:

Rental rules and regulations- Mike Gillespie

Mike presented drafts of two documents: tenant's rental rules and owner rental rules.

Ruels about smoking and pets were discussed.

A Lakeview principle has been to not make it too easy to rent. Current lending requirements make it difficult to obtain financing (negatively impacting property values) if too many units are rentals.

Item #9 in the tenant's draft deals with beach and boat dock rules. Joe Guenthner will search for copies of the TLV and Lakeview rules.

Item #9 in the owner's draft deals with insurance. After a discussion of relevant issues Mike Gillespie volunteered to discuss Lakeview HOA coverage with our insurer.

Mike also volunteered to discuss the proposed rules with our attorney. Pending Board approval, a revised draft of the rules could be presented at the 2019 members meeting.

The Board accepted both documents as first drafts that Mike will revise as additional drafts (Guenthner, Grannis 2nd)

Printing of owners' pamphlet - discussion

John Steinkamp updated the Board about his project to develop an owner's pamphlet that will concisely present rules and regulations.

That led to discussion about last year's sewage overflow situation. A sewage overflow warning light is located on a pole behind Jensen's unit. The brochure would be a good place to inform owners about the Lakeview sewage system.

New business:

2nd annual potluck/annual meeting

Potential dates are a Saturday or a Sunday in early- to mid-August. After the meeting the Secretary found the following TLV events:

Aug 3-4 Member Guest Tournament

Aug 10-11 Men's Club Ryder's Cup

Aug 17-18 No scheduled TLV event

Bylaw change - board members for 2-year terms

President Stratton proposed to make the Board terms longer and/or stagger the terms to provide continuity. Discussion about terms up to three years followed. Proxy votes may be part of the process to change bylaws. The Secretary agreed to search the HOA bylaws to learn how to proceed with any changes.

The Board will present a proposal to lengthen terms at the Lakeview general meeting (Grannis, Gillespie 2nd)

Owner Request for special privilege form - Peggy Stratton

President Stratton said a Lakeview owner fenced in some common area after the Board denied permission. The violation may have been unintentional. To reduce future misunderstandings, she presented an idea of using a special request form that could include photos, drawings and measurements to accurately describe proposed changes.

Snow removal - Mark Grannis

As a year-round resident, Mark has extensive experience with snow removal. He said that Ed Szczepaniak, who was hired for the first time last winter did a fine job for a flat fee of \$700. An additional \$577 was spent to hire TLV to haul away excessive snow that was hampering plowing. There was no place to push new snow without piling or hauling away old snow.

To plan for next winter Mark will talk to Ed Szczepaniak, TLV and Jim Bayley.

Insurance- Mike Gillespie

Mike reported that Lakeview buildings are insured for a total value of \$4.6 million. That is consistent with the \$4.3 million value recently estimated by a mortgage company.

Members voted to adjourn at 11:50 am (Gillespie, Guenthner 2nd, approved)

Joe Guenthner, Lakeview HOA Secretary