

Minutes of Annual Meeting
 Lakeview Homeowners Association (HOA)
 24 August 2021, Stratton residence

Meeting call to order:

President Stratton called the meeting to order at 6:00 pm.

Board members present (5):

Peggy Stratton, President
 Mark Grannis, Vice president
 Mike Gillespie, Treasurer
 Joe Guenthner, Secretary
 Kelly Basfield, Member at large

Other members present (20):

1. Florence Bayley
2. Jim Bayley
3. Brett Bissell
4. Greg Dykes
5. Stacy Dykes
6. Carolyn Gillespie
7. Nancy Grannis
8. Bill Haraldsen
9. Terry Haraldson
10. Justin Hurd
11. Clare McCracken
12. Dan McCracken
13. Jim McCracken
14. Sarah McCracken
15. Duane Meyers
16. Donna Seward
17. Bob Stratton
18. Beth Von Till
19. Mary Lou Zografos
20. Pete Zografos

Quorum

The 25 people who attended -- representing 16 of the 24 (67%) residences -- established a quorum (Lakeview bylaws - 30% needed).

Introduction – P Stratton

President Stratton welcomed members, thanked the beach clean-up crew and recognized others for their efforts to support Lakeview. New owners Greg and Stacy Dykes from Whidbey Island, WA were introduced to the group.

Minutes of previous meeting- J Guenthner

Members voted to accept the minutes (M Gillespie, M Grannis 2nd)

Treasurer's report - M Gillespie

Treasurer Gillespie presented the following:

1. Income & Expenses, 2020 actual v budget
2. Income & Expenses, 2021 actual (est) v 2022 budget
3. Balance Sheet, 31 July 2021

Actual 2020 revenue was \$50,856 and expenses \$48,582 giving a surplus of \$2,273. The top 4 expenses were: sewer \$17,280, water \$10,569, maintenance \$9,200 and insurance \$7,500.

The three-year insurance contract will end in August 2022. Members suggested increasing the \$2500 deductible for the next contract if it makes an appreciable difference in the premium.

The balance sheet shows a reserve of \$24,052, which is less than the goal of keeping a reserve of 50% of annual expenses.

Members voted to accept the Treasurer's report and approve a 5% increase in dues (S McCracken, B Bissell 2nd)

Old business:

Snow removal

Rodkey Snow Removal will provide the same services as last winter.

Website

Members are encouraged to use the Lakeview website: <https://www.lakeviewattlv.com/>

Kelly Basfield manages the website and recently secured a two-year contract for it.

To complete the residents page, please send photos and short bios to Peggy (1212peg@gmail.com) and/or Kelly (kelly@kbasfield.com).

New business:

Signage

The Lakeview Board decided to make the following three signs:

1. Stop sign – the faded sign at the driveway Y will be replaced and will include the following statements: "STOP Private Driveway, Lakeview residents and guests only, steep grade, no snow removal beyond this point."
2. Dumpster sign – a new sign will be placed in the dumpster area. It will include these rules: for use by Lakeview residents only, breakdown cardboard boxes, no hazardous materials, no furniture or other large items and do not put trash bags on ground near dumpster.
3. Beach sign – the new sign will include the following five rules:
 - a. Children under 12 must be accompanied by an adult
 - b. Users should leave the beach as clean or cleaner than when they arrived
 - c. No diving from concrete platform at the end of the stairs
 - d. No smoking
 - e. No dogs

Members rejected a motion to add a sixth rule “renters are allowed to use the Lakeview private beach, but if they have guests, they should use the TLV beach.” (F Bayley, M Gillespie 2nd, not passed)

Rules and regulations

Lakeview Rule #6 – Paint Colors states: “The color specifications are maintained by the Board of Directors and will be available to all members upon request.” There are three currently approved exterior paint colors: light green, dark green and gray. Peggy has the Sherwin-Williams mixing specifications for two of the colors. Bill Haraldson volunteered to provide the third.

Motion to provide the paint specifications in the rules and on the Lakeview website (J Guenthner, B Bissel 2nd, approved)

Soil erosion

There has been some soil erosion near the southwest corner of the quad building nearest the lake (Units 5617, 5619, 5621 and 5623). Residents are concerned about unsightliness, safety and building stability. Changes in sprinkler coverage and grass mowing methods may have worsened the problem. The need for expert opinion from a landscaper and/or engineer was discussed.

Civil engineers Dan McCracken and Rob Stratton volunteered to recommend engineers who specialize in such problems.

Members supported the Board contacting a licensed engineer with geo technical qualifications.

Election of Board members

Members voted to retain the current Board (B Bissell, J Hurd 2nd).

For the Good of the Order

Beach

Dan and Sarah McCracken bought a paddle boat for use by any Lakeview members. They will put a “Lakeview members” sticker on it and encouraged others to do the same if they want to share canoes, kayaks or other watercraft with members.

Fiber optics

TLV Board member Terry Haraldson said that Intermax Networks, an internet/phone service provider in northern Idaho, plans to soon offer fiber optics service to TLV residents. The company website is: <https://intermaxnetworks.com/>

Members voted to adjourn at 6:50 pm (N Grannis, S Dykes 2nd)

Following the meeting members enjoyed the 4th annual Lakeview potluck on the lawn.

Joe Guenthner, Lakeview HOA Secretary