

**Minutes of Annual Meeting**  
 Lakeview Homeowners Association (HOA)  
 16 August 2020, Lakeview common area lawn

**Meeting call to order:**

President Stratton called the meeting to order at 4:58 pm.

**Board members present (5):**

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

**Other members present (26):**

1. Kelly Basfield
2. Florence Bayley
3. Jim Bayley
4. Brett Bissell
5. Susan Bissell
6. Carolyn Gillespie
7. Nancy Grannis
8. Terri Guenthner
9. Bill Haraldsen
10. Terri Haraldson
11. Janet Hascall (correct spelling?)
12. Justin Hurd
13. Rand Jensen
14. Claire McCracken
15. Dan McCracken
16. Jim McCracken
17. Sarah McCracken
18. Duane Meyers
19. Maleesa Meyers
20. Zoe Meyers
21. Andy Reynolds
22. Donna Seward
23. John Steinkamp
24. Bob Stratton
25. Mary Lou Zografos
26. Pete Zografos

*Quorum*

The 31 people who attended -- representing 16 of the 24 (67%) residences -- established a quorum (Lakeview bylaws - 30% needed).

**Minutes of previous meeting- J Guenthner**

Members voted to accept the minutes (M Grannis, D Jensen 2<sup>nd</sup>)

### **Treasurer's report - M Gillespie**

Treasurer Gillespie presented the following:

1. Balance Sheet – 31 July 2020
2. Profit & Loss -- actual 2019, estimated 2020, budget 2021

Lakeview HOA equity = \$20,670 with cash of \$26,397 (includes pre-paid dues).

Actual net income in 2019 was a loss of \$2,394.

Dues were increased 6% for 2020, which will likely be a breakeven year.

Costs for insurance, sewage, snow removal and beach safety are expected to increase.

Budget for 2021 includes a proposed increase in dues of 3%.

B Haraldsen suggested future dues changes be tied to the rate of inflation.

***Members voted to accept the Treasurer's report, including the 3% increase in member dues in 2021. (D Jensen, J Hurd 2<sup>nd</sup>)***

### **Snow removal report - M Grannis, P Stratton**

For members information, a new snow removal contractor will be hired for the winter of 2020-2021. He has the equipment to both push and lift snow, unlike previous contractors. His rate is \$90/hr. He expects that the Lakeview job will take about ½ hour. He has other TLV clients, so will not charge for travel time. He plans to provide service when at least four inches of snow falls. He will not remove all snow in front of garages, leaving that to members.

### **Old business:**

*Rental rules and regulations - M Gillespie, P Stratton*

President Stratton proposed changes to agreements approved last year.

Owner Agreement:

Add provisions about complying with TLV rules and that communication between renters and Lakeview HOA be through the owner.

***Members voted to approve the changes (D Jensen, J Hurd 2<sup>nd</sup>)***

Renter Agreement:

Proposed changes included communications, TLV rules, and not allowing subletting.

Members voted to delete the subletting proposal because it is adequately addressed in the document approved last year. (T Haraldsen, B Bissel 2<sup>nd</sup>)

### **New business:**

*New committee chairs*

President Stratton introduced the Chairs of three new committees.

- Brett Bissel, Architectural Control

Discussion of TLV and Lakeview rules led members to approve two amendments to the Lakeview approval form: (1) add a signature line for B Bissell as chair and (2) include the requirement for TLV architecture committee approval. (D Jensen, M Grannis 2<sup>nd</sup>)

- Susie Bissel – Landscape Beautification Coordinator

Susie described her role, including projects this year on beach improvement and distribution of bark for common area plantings. There was discussion about member's landscaping volunteer work; some bought a condo because they did not want to do yard work, others do it as a hobby.

- Bob Stratton – Irrigation

TLV lawns and plantings are doing well because of Bob's leadership. He welcomes suggestions or ideas for changes. He would like to be informed if anyone changes sprinkler timing settings. He is available to change them himself upon request. He agreed to investigate a dry area near the Haraldsen unit.

*Website – K Basfield, P Stratton*

Peggy started to develop the Lakeview website this year, then recruited Kelly to help. It is up and running well. Many positive comments were made. Photos are welcome. Plans include putting member photos and short bios on the site. A Board member noted that Peggy paid more than \$400 in fees to start the website and should be reimbursed. Peggy declined but said she would reconsider next year.

*Beach safety concerns – B Bissel*

The Lakeview beach walls are a safety hazard due to potential falls of onto logs, rocks and rebar. We are obtaining bids for building a metal fence on the north side of the property. Mike built in an estimate of \$1500 in his 2020 projected income statement. Plans are in development for a 2021 solution on the south side

*Election of Board members*

**Members voted to retain the current Board (B Bissell, J Hurd 2<sup>nd</sup>).**

**For the Good of the Order**

*TLIA*

Kelly Basfield joined the Twin Lakes Improvement Association (TLIA) and reported on their recent meeting. There is a channel sediment removal project that would help improve water quality in Lower Twin Lake. The channel was last dredged in the 1950s. Kelly also said that a NO WAKE zone could come to our end of the lake.

*Electrical*

Mark Grannis said that there is a piece of electrical equipment in each Lakeview unit that is reaching the end of its useful life. When it fails electrical service will not be available in the unit until it is repaired.

*Recognition for Jim Bayley*

President Stratton recognized Jim for his many years of service to the betterment of Lakeview.

Justin Hurd won the door prize.

**Members voted to adjourn at 6:15 pm (T Haraldsen, M Gillespie 2<sup>nd</sup>)**

Following the meeting members enjoyed the 3rd annual Lakeview potluck on the lawn.

*Joe Guenthner, Lakeview HOA Secretary*