

Minutes Executive Session Board Meeting
 Lakeview Homeowners Association (HOA)
 26 June 2021, Stratton residence

Meeting call to order:

President Stratton called the meeting to order at 10:02 am and welcomed guests.

Attendance:

Peggy Stratton, President

Mark Grannis, Vice president

Joe Guenthner, Secretary

Mike Gillespie, Treasurer

Deb Jensen, Member at large (not present)

Member guests: Bret Bissell, Susie Bissell, Carolyn Gillespie, Terry Haraldson, Duane Meyers, Maleesa Meyers, Andy Reynolds, Bob Stratton

Minutes of previous meeting- Joe Guenthner

Motion to accept minutes (Grannis, 2nd Gillespie, approved)

Treasurer's report - Mike Gillespie

Treasurer Gillespie presented the following documents:

1. Profit & Loss 2020
2. Profit & Loss 1 Jan 2021 – 31 May 2021
3. Balance Sheet 31 May 2021

Lakeview had a 2020 net income of \$2275 and a Jan-May 2021 net of \$4603. The 2020 four largest expenses were: (1) Sewer \$17,280, (2) Water \$10,659 (3) Yard \$7,265 and (4) Insurance \$7,129.

The cash balance on 31 May 2021 was \$28,654. That meets our goal of having cash on hand to cover 50% of annual expenses.

Motion to accept treasurer's report (Guenthner, 2nd Grannis, approved)

Old business:

Open Board position

Deb Jensen sold her Lakeview property, which created an open Board position. Kelly Basfield is interested in filling the position.

Motion to appoint Kelly to fill Deb's term (Grannis, 2nd Guenthner, approved)

Budget item

Lakeview HOA paid \$588 for one year of website fees. Kelly Basfield negotiated a 50% discount, so Lakeview HOA now has a two-year contract for a total of \$588.

Snow removal – Mark Grannis

Lakeview HOA hired Rodkey Snow Removal for snow management services last winter. Rodkey provided excellent service using equipment that allows for stacking snow rather than just pushing it. Rodkey agreed to provide the same service next winter.

Parking

President Stratton reminded attendees that: (1) the guest parking lot is for temporary

parking, not vehicle storage, (2) renters are allowed one parking spot on Lakeview property and (3) members, renters and guests may use the Clubhouse parking lot.

Dumpster

President Stratton reminded attendees that Lakeview 's dumpsters should be used only for household trash. Recently the dumpsters were filled with a broken gazebo and four dining room chairs.

Signage

Beach sign.

Mike Gillespie suggested that Lakeview's five beach rules should be displayed on a sign at the beach. The rules are:

1. Children under 12 years old must be accompanied by an adult,
2. Users should leave the beach as clean or cleaner than when they arrived,
3. No diving from the concrete platform at the end of the stairs,
4. No smoking,
5. No dogs.

There is currently one sign for rule #5.

Stop sign.

The sign at the driveway "Y" is fading and should be updated to include the statement "Private driveway, no snow removal beyond this point."

Dumpster sign.

A new sign about rules should be placed in the trash area. Suggested rules include: breakdown cardboard boxes, no toxic materials, no furniture, users must be Lakeview owners/renters.

Susie Bissel agreed to lead efforts for improved signage. Discussion about vendors that provide custom sign services followed. President Stratton recommended Fast Signs in Tri-Cities. There might be a similar sign firm in Rathdrum.

Insurance – Mike Gillespie

Lakeview HOA has a three-year building-insurance contract that expires in July 2022. It provides \$4.8 million coverage for Lakeview's 24 housing units and five garage buildings. Due to rapidly increasing sales prices for Kootenai County homes, Mike is concerned about Lakeview being under insured. Contrary to market prices, the insurance company said the value of Lakeview buildings declined over the last two years.

Mike plans to get more information for the August Lakeview member annual meeting.

New business:

New committee chair and welcome packages

Sarah McCracken agreed to be the Chair of the Welcoming Committee. Susie Bissel presented Sarah's ideas for materials to put in welcome packages. Included would be a cooler bag and three-ring binder with relevant Lakeview documents. Other ideas for items that might be included are a thermal mug, wine glass, beach towel, brochures and coupons. Some items could be branded with "Lakeview."

Motion to appoint Sarah and allow her a budget of up to \$40 for each new-member welcome package (Guenthner, 2nd Grannis, approved)

Irrigation committee report – Bob Stratton

Bob thanked members for their help with skipped irrigation spots. Following advice from mowing contractor “Jersey,” Bob reduced lawn irrigations from daily to every other day. Members are encouraged to contact Bob regarding any irrigation issues.

Lakeview bought a used mower at the TLV garage sale for \$50. Bob and Brett Bissell have been using it to mow the steep slope near the beach to supplement Jersey’s mowing 2-3 times per year. Mark Grannis offered to use his John Deere self-propelled mower.

Landscape beautification committee report – Susie Bissell

Susie thanked members for a successful beach cleanup and recognized Jim Bayley for a job well done with improvement of the Lakeview entry common area.

Susie thanked Andy Reynolds for power-washing, sanding and staining the beach bench.

Allen Pest Control has sprayed each building for insect control.

Architecture coordination committee report -- Bret Bissell

Bret organized the beach kayak/canoe storage by putting the long ones on the North rack and the short ones on beach-side timbers on the South side. He is making plans for a storage rack for the short watercraft.

Bret obtained bids ranging from \$2700 to \$6000 to build a safety railing on the North side of the beach. A layer of pea gravel spread on the beach-side timbers could be a cheaper substitute for a safety rail. Terry Haraldson noted that there is a type of pea gravel that is approved for lakeside use.

Bret noted that the corner of the four-plex building by the beach is eroding. Jersey can no longer mow around that corner.

Membership meeting and potluck

The annual member meeting is scheduled for 5:00 pm on Sunday 22 August 2021. No other Twin Lakes Village events or activities are scheduled then.

For the good of the order

TLV Board

Terry Haraldson said that there are four candidates for four open positions on the TLV Board. Ballots can be turned in to her.

Renter rights

Maleesa Meyers began a discussion about rights of renters to use the Lakeview beach.

Terry Haraldson said that some TLV uses – including pickleball courts – are not available to renters. Mike Gillespie suggested that renters be allowed to use the Lakeview beach, but if the renters have guests, they should all go to the TLV beach.

Motion to include Mike’s suggestion as a new rule in the Lakeview rental agreement (Gillespie, 2nd Grannis, approved)

Members voted to adjourn at 11:15 am (Gillespie, 2nd Guenthner, approved)

Joe Guenthner, Lakeview HOA Secretary