

Lake View Park Home Owners Association

Design Review Committee

Meeting Notes

August 30, 2017

Attendees: Paul Lentz (Chairman), Ron Ransom, Robert Lust, Jon Cantwell, Anthony Dyson, Robert Burke, David Roberts (Property Manager).

The Design Review Committee met at the Harbor Village Yacht Club at 3:30 p.m. to review, discuss, amend and approve recommendations for the Lake View Park HOA Long Range Plan for 2018. Progress on active projects were also updated and discussed. Paul Lentz HOA President chaired the meeting. Ron Ransom HOA Secretary/Treasurer facilitated and kept notes. **Action Items are noted in Red.**

Active Projects

Lake View Upper Deck Restorations

Robert Lust and Jon Cantwell updated Lake View Upper Deck Restoration Project. Robert indicated that installation of the carpeting was going well but slower than planned. The reason for the delay was reported due to lack of glue supplies. It was expected that all carpeting will be installed by 3rd of September. All railings have been removed as of August 17th. Robert indicated that all railings should be powder coated and reinstalled by the 12th of September. Two owners had switched from tile to the new carpeting while two owners chose to keep their tile or retile under their own supervision. One owner did this his project personally last year. Jon provided a data sheet that summarized this program. The committee endorsed the BOG position that any owner that completed this project on his or her own was to be reimbursed by an amount equal to the amount (\$1,200) provided by the HOA. The committee endorsed continuing this program for the Park Villas next year. Robert Lust and Jon Cantwell agreed to act as customer representatives again in 2018. **David Roberts agreed to send an email to the membership indicating that the restored railings would be installed by the 12th of September.**

Lake View Patio Cleaning and Sealing

Robert Lust and Jon Cantwell reported that all the stamped concrete Lake View patios had been serviced as of August 15th. Robert indicated that he needed BOG guidance to proceed with any kind of remediation for the Trex deck at units 19 and 451. Robert indicated that the Trex decking had begun to show some level of degradation. He also voiced concerns that the overall wooden structure may also need significant restoration. **Paul Lentz agreed to discuss this issue with the owners of these two units.**

Long Range Plan

Lake View Pond Embankment Restorations

Ron Ransom noted that the plan current has a total budgeted amount of \$88,000 to be spent. Ron indicated that half of this was allocated to be spent within the next five years and voiced concern that this estimate was very soft. David Roberts indicated that he had secured an Engineer (Toby Macintosh) but that a solid date for an inspection was still to be determined. David indicated that Toby would be hired to develop an assessment, plan and set of recommendations as to how best to proceed. His deliverable would be a report to the Committee and HOA BOG. **David agreed to set the inspection date. And he agreed to include Paul Lentz, Tony Dyson, Robert Lust and Jon Cantwell.** Jon Cantwell provided a Committee Assessment that indicated that ten of the twenty units have issues ranging from minor to urgent. The Committee endorsed the BOG recommendation to proceed with retaining and Engineer. Also the Committee advised that all once the report is completed that a project approval and process should include all community stake holders (Country Club, Bigfork Village, etc.) and a proper vetting of all risk issues.

Painting

Ron Ransom provided the painting estimate of \$32,290 provided by Kelson Ramey on August 14th. Ron stressed that the estimate was based on a change in strategy from painting entire buildings one at a time to painting sections of buildings only where paint was needed. In effect this would require an annual inspection and most likely painting in some part of the HOA every year. The previous Long Range Plan was based on painting the buildings every seven years. Ron indicated that Mr. Ramey in a follow-up phone conversation estimated that some sections would need painting or staining every three years while others would last ten years. Ron reported that he ran these new assumptions through the plan and that over twenty years the total estimate remained at approximately \$490,000 to require an annual estimated spend of \$25,000 rounded. This is despite an effective increase of 8% in painting costs for a single total building. Ron led a discussion of the apparent advantages and disadvantages of this new strategy. The Committee recommended that the BOG proceed with this new strategy. **David agreed to call Mr. Ramey to indicate that his proposal was accepted and that painting was to begin as soon as possible in the spring.**

CertainTeed Warranty Claim Counter Offer

Paul Lentz reviewed the BOG recommended counter offer. Paul indicated that the BOG felt that we should ask CertainTeed Corporation to provide for a fair compensation that admittedly goes beyond the terms and conditions of their published warranty. As a result Paul indicated that we would ask for a full payment (labor and materials) of \$12,000 for building 385/395. In addition we would ask for 40% of full costs or \$77,000 for the remaining buildings. This would result in a total request of \$89,000 which is significantly greater than the \$23,000 offered. The Committee endorsed this approach. **Paul indicated that he finalize a letter (from a draft from Brian Antweil) later this week.**

Long Range Plan Review

Ron reviewed the entire current Long Range Plan (20 years) and highlighted the following major points and assumptions:

- Total spending over 20 years is equal to \$1.25M (2/3) on Painting and Roofing)
- Roofing estimated at \$20,000 per building
- CertainTeed Payment is \$23,000 (only current approved amount)
- Expected roof lives estimated reduced to range from 16 to 24 years
- Total embankment program to cost \$88,000
- Second round of upper deck restorations to cost \$41,000
- Annual dues will need to be increased by \$150 once every four years
- Reserve balance will start and finish at \$200,000 over the 20 year span.

Paul indicated that the Committee and the BOG should and will work hard to prevent any forecast dues increase. Items that could favorably impact this outlook include:

- An increased warranty award from CertainTeed
- Successfully adding a new and final dues paying member to the HOA upon the sale of unit 67.
- A reduction in the estimated amount for roofing

The Committee recommended to proceed with the current plan with the current assumptions but expressed the need to work to prevent a planned dues increase beyond inflation if at all possible.

Ron reviewed the programs slated for next year:

- Park Side upper decks
- Park Side Patios (the need to seal simple concrete to be questioned)
- Pond Embankments

Paul adjourned the meeting at 5:30 p.m.