

Date: April 26, 2018

Subject: Lake View Park Villas Board of Governors Meeting Notes

Present: Paul Lentz, Ron Ransom, David Roberts;

Time: 12:00 p.m. EST

Introduction: A board meeting was held to review the approved work for the 2018 season. The review covered budgeted operational activities and long range plan projects.

Drainage for the Park Villas

Status: The annual draining of the water feature pond has been completed and clean out has been initiated. Badger Excavating has been contracted to clean out the back yard drainage pipe.

Work Still Needed: David is to provide a quote to install clean out ports for the drainage line and provide a quote for installing new French drains the location of which will be determined later this Spring. Ron is to participate.

Lake View Villas Pond Embankment Restoration

Status: David indicated that he has been unable to obtain a proposal from Jackola Engineering.

Work Still Needed: David agreed to identify and engage a new engineering firm so that a proposal can be developed. David and Paul will meet with new engineer as soon as possible.

Compliance Penalty Payment Schedule

Status: No work has been completed to define a schedule of payments or fines that would be levied for cases of non-compliance of the community CC&R's. As a result no monetary fine has been exacted for our current case involving the Board's order to repair a damaged garage door.

Work Still Needed: Paul and Ron agreed to provide several options for Board consideration. It was agreed to have a proposal for member approval by the annual meeting.

CC&R Amendments

Status: No substantive progress has been made since last October in the development of the agreed upon amendments or addenda for our CC&R's. Ron indicated that he would take this action with help from Brian as needed. As Ron reported, drafts of the amendments have been sent to Randy Ogle with a request for assistance on Tuesday of this week and has yet to receive a response.

Work Still Needed: Ron agreed to call Mr. Ogle on Friday to confirm that Randy's firm will take on the work.

Painting

Status: The painting company has been contracted as planned and will begin painting late Spring or early summer.

Work Still Needed: As this will be first time that the new painting strategy used with paint applied throughout the community only in places required (as opposed to painting by unit), it was agreed that some additional communication would be required. Paul agreed to include an explanation in the Spring letter and David agreed to provide door- posted notices once the work is to begin.

Safety Project for Water Feature

Status: This project is new and as such no progress has been made. This project will be initiated as follow-up to concerns identified during last year's work to upgrade the HOA insurance policy and coverage.

Work Still Needed: David agreed to get a quote from Mild Fencing to build and install a metal fence to prevent entry to the water feature water tank similar to one required for swimming pools. The fence would need to allow for locked entry to provide for clean out and maintenance. Ron agreed to research any associated Montana State requirements. David also agreed to provide signage for the water feature warning that swimming and wading is prohibited.

Upper Deck Project for Park Villas and Sheffield Lake View Villa

Status: David indicated that that both the carpeting and powder-coating companies used last year for the Lake View Villas have been contacted. In fact David indicated that member Robert Lust who will again help coordinate the completion of this project had already completed the preliminary planning last year.

Work Still Needed: Paul is to provide a reminder of this work in the Spring letter. Bob Lust and David are to initiate this project once Bob is back in the valley.

Driveway Sealing:

Status: This project was completed last year. However, Paul indicated that some complaints have been received and that potential follow-up or repair work will be needed. David indicated that the contractor, Crones Seal Coating, was more than willing to address any concerns.

Work Still Needed: Paul agreed to meet with the contractor for a Spring inspection and to develop any appropriate follow-up plan.

Plant Replacement

Status: David indicated that Black Magic reported that some plant replacements have already been done and that a few more would be done throughout the Spring depending upon conditions. Overall Black Magic reported that plantings this year would be minimal despite all the snow.

Special Plantings

Status: Special plantings to beautify the first Lake View Villa front as well as new neighborhood plantings had yet to be done. David indicated that Black Magic will complete the first Villa project this Spring.

Work Still Needed: Paul agreed to work with Black Magic to identify the new beautification neighborhood plantings which would be consistent with our approved planting guide.

Park Villa Fencing Repairs

Status: David indicated that no action has been done to date this Spring. Ron indicated that there was little evidence for the need to replace any railing. However Ron indicated that several rail support holes had eroded so that some railing could not be supported in place.

Work Still Needed: David agreed to contact our general repairman to conduct an inspection. Appropriate maintenance would then be conducted.

Budget

Status: Ron indicated that first quarter results had received and that all dues contributions, reserve deposits and spending was on plan.

Annual Meeting:

Status: It was agreed to schedule the annual meeting on the day of July 19th. The time would be 10:00 a.m. with lunch to be provided.

Work Still Needed: Paul agreed to include a heads-up in the Spring Letter. David agreed to reserve the yacht club and provide advance notice to the membership.

Paul adjourned the meeting at 1:15 p.m. EST