

News Letter  
Lakeview Park Villas Home Owner's Association  
April 30,2018

**A Spring Hello!**

For those of you who spent the winter in Bigfork, we hope you had a great season. We know that you had a lot of snow, and trust that all is well. For everyone else, we look forward to seeing you shortly. We recently had a board meeting and encourage you to go to the website and review the meeting notes.. It was productive and there were no surprises. The good news is that we have already accomplished the majority of the deferred landscaping maintenance from last year, leaving this year to cleaning up some loose ends. Hopefully everyone will agree that the grounds look spectacular, especially when compared to their condition two years ago.

**Annual Meeting Date**

We would like to take this opportunity to let you know that this year's annual meeting will be **Thursday, July 19<sup>th</sup> at 10:00 am.** We want to make sure that EVERYONE has this date on their calendar and will make every effort to be there. Traditionally we have barely had a quorum in attendance, so we are able to make decisions and vote on them, but we need more members there to ensure that everyone has the chance to be heard. Also, we need recommendations for new board and committee members. The terms of all of the board members have expired! And according to our CC&R's, we will not be easy to extend any board member term by appointment if no one volunteers. So please give the meeting and the need for a functioning Board some serious thought.

**This Year's Projects Funded From Reserves**

The following is the list of projects to be accomplished this summer. Please review and come to the meeting prepared to discuss these programs as there will be updates. All of these were discussed at last year's annual meeting, reviewed by our Design Review Committee, approved by our Board and posted in our long-range plan.

Drainage for the Park Villas:

The annual draining of the water feature pond has been completed and the clean out has begun. We are also having the drainage pipe behind the Park Villas roto-rooted, and are getting a quote to install new French drains and clean out ports for the drainage pipe. A notice will be provided it actual work is released.

#### Lakeview Villas Pond Embankment Restoration:

Last year we met with a local engineering firm to determine to what degree we had a problem with subsidence of the rock embankment and soil. We have been unable to get a follow-up and proposal from that company. David (our property manager) is pursuing the identification and engagement of a new firm to handle the initial steps of this project. We expect to make substantial progress on this long-term project this summer.

#### Painting:

The painting company has been contracted as planned and will begin painting late spring or early summer as weather permits. Please note that as previously described, we are following a new painting strategy. We are NOT painting entire units, we are painting ANNUALLY on an as-needed basis. This was decided after an extensive review of every home by the painting contractor. We decided that it was inefficient to paint homes strictly based on intervals of time. This process was discussed at last year's annual meeting with the goal of keeping every unit looking great all the times at less overall cost to the community. We have contracted with Hagestad Painting and Coating which is the same outfit we used the last time. This year's schedule of the areas to be painted has posted on our web site. If there are any questions, please bring them to this year's meeting.

#### Upper Deck Project for Park Villas and One Remaining Lakeview Villa:

Last year we re-carpeted and powder coated the upper decks on all Lake View Villas except one. This year we will do the same for all Park Villas and the one remaining Lakeview Villa. Two of our homeowners, Robert Lust and John Cantwell will coordinate the project as they did last year. The same two contractors are ready to commence the work. If you have items on your upper deck, please make sure they are removed soon so the work can proceed.

### **Other Items**

#### Compliance Penalty Payment Schedule:

There is no defined schedule of payments or fines to be levied in cases of non-compliance of the 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. The board will provide several options in a proposal to be voted on by the members at the annual meeting.

#### CC&R Amendments:

As discussed previously, there is a need for minor amendments to our CC&Rs for technical issues. No progress has occurred since last discussed, so Ron Ransom will handle with oversight from Brian Antweil. We will need to engage a local attorney to facilitate and finalize.

#### Safety Project for Water Feature:

Due to an intensive insurance review, it was determined for liability issues that the HOA needs to erect a fence around the water tank similar to ones required for swimming pools. This

tank is NOT for swimming or wading David and Ron will be responsible for this project. There will also be appropriate signage installed.

#### Driveway Sealing:

While this project was completed last year, there have been some complaints received. Paul and David will review with the contractor to determine if follow-up repairs need to be made.

#### Landscaping:

Some replacement planting has already been done in preparation for everyone's return, and a few more will be done. There are a few new plantings to be accomplished, and we will also consider a few specimen deciduous trees as defined in our planting guide to be strategically located throughout the grounds.

### **A Few Final Points**

Lastly, first quarter budget results have been received, all dues are in, and all reserve deposits and spending was on plan. Ron Ransom (Treasurer) is doing an exceptional job of monitoring the long range plan, and keeping us where we need to be from a budgetary perspective.

Our financial settlement last year with the manufacturer of our original roofing was a huge win for the HOA as it has put our long range plan in good financial shape. We plan to annually monitor all our roofs and reroof on an as- needed basis.

Your opportunity to voice your opinion either positively or from a constructive negative position will be at the annual meeting. Again, it is scheduled for July 19<sup>th</sup> at 10:00 am at the Yacht Harbor clubhouse. Lunch will be provided. Please make your best effort to attend, and again, please come with nominations for the board and its committees.

Please remember that this information can also be found on [Lakeviewparkvillas.com](http://Lakeviewparkvillas.com)

Sincerely and on behalf of the Board of Directors:

Paul Lentz  
President – Lakeview Park Villas HOA