

LAKE VIEW PARK VILLAS HOMEOWNERS ASSOCIATION

ANNUAL MEETING

JUNE 19, 2018 10:00AM

EAGLE BEND YACHT HARBOR CLUBHOUSE

President Paul Lentz called the meeting to order at 10:00 AM.

**Introduction of Members:** The Board's three members were introduced, Paul Lentz, Brian Antweil Vice President, who was not able to attend and Ron Ransom the Secretary/Treasurer. Also in attendance was Bugsy Yarbrough, Recording Secretary and Dave Roberts, the Property Manager. Paul asked the homeowners to introduce themselves.

**Establish a Quorum:** A quorum was established as and a total as 19 lots were represented either by proxy or in person exceeding the needed number by 2.

**Motion to Approve Minutes:** A motion to approve the minutes from last year's annual meeting was made by Greg Oswood and seconded by Jon Cantwell. The motion passed with unanimous approval. Paul Lentz reminded everyone that meeting minutes were available on the web site.

**Website:** Ron asked if all members had viewed the website as it contained valuable information for the homeowners. Ron briefly went through many of the different items that are on the site and where they were located. In addition he reminded the attendees that the of the website address: [Lakeviewparkvilla.com](http://Lakeviewparkvilla.com).

**Old Business:** Paul followed up on an open item from last year's Annual Meeting. This item was to bring closure to the neighborhood roofing issue. CertainTeed came and inspected all the roofs and gave an offer of \$23,000 to reimburse the HOA homeowners for the warranty settlement. The Board felt this was not adequate and declined the offer. The Board countered asking for \$88,000 and after many conversations CertainTeed accepted. Paul said this larger amount will

go a long way in defraying the cost of the replacement of the shingles and it will help in the long range planning.

**Legal Work:** Paul reviewed the situation with the one homeowner that had refused to join when the LVPV HOA was formed. Free-rider issues had become evident as this owner did not pay dues but benefited by a number of HOA services. Paul then indicated that this problem had been resolved as Wayne and Sara Sheffield had purchased this home and joined the HOA. Paul explained that the LVPV HOA is now 100%-membership subscribed and that every property is now joined to the HOA and will remain joined even upon any future sale. Paul also reported that the CC&R's were appropriately amended and recorded on May 31, 2018 to document this change.

**Treasurers Report for YE 2017:** Ron provided a comprehensive handout for the homeowners showing the financial status of LVPV HOA. Ron was pleased to announce that there would not be an increase in dues for 2018. Ron reported that 2017 ended with all members current, income on budget and expenses under budget by 10%. The Board transferred this net money into the Operational Reserve which is now fully funded with a balance of \$26,244. With due diligence the Board was also able to build the Project (Capital) Reserve Fund as planned. The year-end balance stood at \$297,970. Ron highlighted major expenditures: \$40,000 for lawn maintenance; \$24,000 on Lake Side upper deck restorations; \$13,000 to rock the water feature. The rock project was done to achieve a cleaner look and save money in the long run as periodic mulching will no longer be needed. Plant replacement came in at \$8,000 to cover a significant winter kill. Driveway and patio sealing came in at \$7,000 for each project.

**Long Range Plan (LRP):** Ron reminded the attendees that The Long Range Plan is a 20 year forecast of Project or Capital spending that is updated annually by the Design Review Committee and the BOG. From this plan, Ron highlighted the anticipated spending for the next five years. The projected five-year total ranged from \$310,000 to \$350,000. Questions were taken. Jon Cantwell asked if the amount planned for Road Chip Sealing at \$9,000 was underestimated. Ron said that the estimate was based on a recent sealing job that was done in Eagle Bend

North. But he also indicated that all major estimates and assumptions will be reviewed and reworked if necessary at the August meeting of the Design Review gang to update the plan. The updated plan will be posted on the website. Paul and Ron then update the following projects:

***Upper Deck Program:*** Paul reported the project was completed for the Park Side this year to finish the job for the entire community. Bob Lust and John Cantwell coordinated and monitored the program as they did last year. Paul recognized and thanked them for their time and effort as did Greg Oswood and the rest of the meeting attendees. Everyone thought the new carpeting and the powder coating for the railings looked great. Several members commented that they appreciated knowing when the workers were coming and that the work was done as planned. It was noted that the Park Side railings were powder coated for a longer lasting finish than the original paint. The Lake Side was also powder coated last year as was done when the villas were originally built. All the woodpecker holes in the decks were repaired and will be stained in the near future. One homeowner mentioned a woodpecker hole on units #34 and #38. Dave agreed to get it filled.

***Painting Program:*** Ron reported that the new painting program had just started and that Hagestead Painting was on site. Ron reminded the attendees that painting will not be done one building at a time as in the past. Instead painting will be done in areas needing paint throughout the HOA as judged by an annual inspection. This approach was chosen to keep the entire community looking great at all times and to save costs in the long run. The average annual cost has been estimated at \$27,000. The Design Review Committee approved this approach and will monitor and review the work. The Committee will also work with Hagestead to develop next year's plan. The current 2018 painting schedule listing the areas to be painted in 2018 has been posted on the website.

***Driveway Lighting:*** Paul stated that the neighborhood driveway lighting illumination and style were inconsistent. The Park Side is purely decorative and produces very little light. Paul said it is important for security and safety to have the street properly lit. Paul said that the Lake Side lights will be kept and the Park

Side lights changed to match. Old bulbs will be replaced with new LED bulbs throughout. The cost for the program should be significantly less than the \$9,000 budgeted in the LRP. One homeowner mentioned that some of the outside lights do not work at all. David agreed to respond.

***Drainage Project on Park Side:*** Ron indicated that Park Side Drainage had slowly deteriorated over the last few years and that an effort is needed to restore and possibly improve the system. Pooling of rain water has increased and some downspout drains appear plugged. Compounding this issue, the system design is only partially understood. Efforts to secure prints from the county have come up dry. What is known is that runoff and roof downspout load is meant to be directed along the back yards to the water feature pond. Resulting overflow from the pond is then directed to the sewer via the street. However, the exact location of the piping is not known and it is not known how the sump piping is connected. Plugs have been removed at the discharge pipe located at the pond annually and other plugs are both observed and suspected. The current system has no cleanout ports. David has contacted a company that can scope, trace and improve such systems but has been unable to date to get them on site. \$5,000 has been budgeted for this year. Efforts will continue.

***Back Deck Program:*** Last year the Lake Side concrete decks or patios were cleaned and sealed. Bob Lust and Jon Cantwell coordinated the project to a good completion. The process will need to be repeated every few years. However, two homes have wood decks. The BOG worked with the owners which resulted in a one-time cash offer to help them with restorations. The offer included the requirement that each owner release the HOA from any future obligation. The amount offered was equivalent to 2.5 times the amount spent for one treatment for a concrete patio. As of this meeting, Paul reported that the releases had yet to be signed so payment was still pending.

***Pond Embankment Program:*** Paul reported on this program. The current need is to secure an Engineers Report on how best to fix the sagging or eroding rock embankments on the Lake Side. Two firms have examined this situation only to back away. Paul secured a third firm with apparent interest to develop a report.

Paul noted that the project will be complicated by a number of factors not the least of which is that the pond is owned by the Golf Course. Other stakeholders could include environmental and other governmental agencies. For now, the BOG will schedule a meeting with Golf Course Management. \$88,000 has been set aside in the LRP with the possibility to increase that amount to \$125,000 if some other projects were delayed and if contingency funds were diverted and used. This project is just in the beginning stages will be reviewed with the Design Review team.

During this discussion, a homeowner asked when the algae chemicals would be put into the pond. Dave called Don Goodall and he said he would be there on Tuesday to apply the treatment.

**Roof Replacement:** Ron shared current LRP assumptions for the timing when roofs would be replaced. Bottom line he indicated that It is not actually known when the units will need to be reroofed. The current strategy is to inspect each roof annually. However, the current LRP assumption for budgeting is to roof all buildings over a five- year period starting in 2022 based on a guessed 22-year shingle life. Certain troubled roofs, as established by the CertainTeed inspector, would be done at a higher priority. \$340,000 has been budgeted to cover a higher quality 50-year shingle such as GAF Timberline. The BOG vetted this estimate with the CEO of Houston Roofing company who is a personal friend of Brian Antweil. The estimate includes the removal of old shingles, ice guard, clean-up and a 10% contingency.

**Amended CC&R's:** The BOG presented the amendment package that was previously outlined in a letter to the membership. Questions were fielded but no changes were requested. As a result, ballots were distributed with a request to approve the package. All members present voted to approve the package. It was announced that the remaining packages and ballots would be sent to those members not present via email. The package included four changes to the CC&R's: (1) the ability to operate with less than three Board Members if necessary; (2) a clarification to the current HOA maintenance responsibilities to exclude HVAC system equipment, crawl space equipment (fans, sump pumps),

alarm systems and driveways (with the exception of periodic sealing); (3) new minimum requirements for the HOA Insurance Policy; and (4) a new process to address non-compliance situations designed to empower the Property Manager (and BOG) to better resolve such issues in the future.

For the sake of documentation, the following points were made in support of the four changes. First, the need for the ability to operate with less than three Board members was driven strictly by few members wishing to serve. Second, the clarification of HOA maintenance responsibilities was designed to reflect current practice. Members have always been responsible for their HVAC and crawl space systems. Third, the need to have an adequate HOA insurance policy was presented to the members at last year's annual meeting as well as various mailings. This amendment sets minimum requirements for both the types of coverage and the dollar amounts. Most notable was the addition of "blanket" for hazard risks with a \$3,000,000 minimum. Property insurance for common areas and theft was also added. Fourth, past efforts to maintain CC&R compliance have been less than successful. As a result, a new four step process was developed to provide a clear process to help drive resolutions. The process was designed to allow ample time for a member to negotiate a fix. At the same time, the process is now fixed with well-defined steps and timing. Fines can be levied after 30 days in the absence of a fix or a negotiated plan. Fine amounts will be set by a separate Board Resolution. The Resolution was presented to the attendees and affirmed by acclamation. After thirty days, a monthly fine up to \$100 can be imposed. After sixty days, the fine can be increased to \$200 and \$400 after ninety days. For prolonged situations liens and other legal process will still be available as was the case with the original CC&R process.

***Design Review Committee:*** Paul asked for volunteers to be on this committee. Ron indicated that the committee usually meets once or twice each year. Past members Bob Lust, Tony Dyson, Jon Cantwell, and Bob Burke agreed to rejoin Ron, Paul and David Roberts.

***Board Nominations:*** Paul explained that all current Board positions have expired making an election necessary. Paul indicated that ballots would be sent by David

via by email. He then asked for volunteers and nominations. No new person volunteered. Ron agreed to run again for another three (3) year term as Secretary/ Treasurer and Paul agreed to run for another three (3) year term and indicated that he would again accept the Presidency. It was unknown if Brian would run again, but Paul indicated that he would continue to provide legal advice.

Adjourn 11:50 AM

Bugsy Yarbrough Recording Secretary