

**Lake View Park HOA**  
**Design Review Committee Meeting**

June 27, 2019

Present: Paul Lentz (President), Ron Ransom (Secretary/Treasurer), Robert Lust, Jon Cantwell, Anthony Dyson, Robert Burke, David Roberts (Property Manager).

The following items were discussed:

**Committee Charter:** The charter was reviewed. Key points included that the committee is responsible to review, study and either approve or request resubmittal of proposed developments. The committee must approve all improvement plans before the plans can be commenced. All improvements must be subject to any applicable government authority. Committee decisions can be appealed consistent with the HOA Bylaws. Affirmative votes require a majority.

**Operating Budget:** The 2019 operating budget was reviewed. The operating total for annual repeating maintenance, such as landscaping, came in at \$101,440 (with a 7% contingency) nearly equal to last years total. Project spending from the Long-Range Plan came in at \$158,225.

**Long-Range Plan:** The LRP for was then reviewed in detail. The LRP was not approved as the committee agreed that this year's plan and spending as well as some plan assumptions needed amendment. As a start, Jon Cantwell agreed to update the cost assumptions for road chip sealing. Ron Ransom provided the current assumption of \$8,200 to be spent in 2021 and thereafter every eight years. This amount was based on \$21,875 per mile for 1.15 miles with our HOA responsible for 34/104 or 33% of that total with partner HOA's picking up the rest. Other plan changes will be summarized later in these notes.

**Embankment Project:** Paul Lentz provided an update. Paul indicated that Kagen Rutz (Geological Engineer), Jeff Larson (Civil Engineer) and Randy Gamballa (Earthworks Contractor) were still active and engaged. Paul reviewed the current proposal that would be based on installing fiber glass or steel retaining walls in three distressed areas. The walls would be installed using a barge then back-filled with shot-rock using accesses through selected side yards. Cooperation with all stake-holders, such as the country club (pond owner), yacht club (parking lot owner) and impacted HOA owners will continue to be critical. Cost estimates are expected before the annual meeting. Paul agreed to continue leading this scoping effort. David Roberts recommended that Paul consult with Jim Lynch who is currently renting in our HOA. Jim was the general contractor that was engaged with building the original embankments throughout the Eagle Bend community. David also recommended that Paul discuss the project with Cody Herring of Glacier Construction about providing a bid for the back-filling work.

**Park Side Drainage:** Ron and David provided an update. The back yard French drain was completely cleaned last fall. The drain pipe was plugged with roots and a sludge comprised of roots, leaves and roof grit. Flow to the drainage pond was checked and restored. In addition, front drainage of a portion of the roof runoff for #46 will be diverted from the back-yard drain directly to the street with a permanent hand dug pipe to provide for removal of the current temporary system that was installed last year. #46 is situated in the lowest spot and has never drained well vial the back yard French drain. This change will also reduce the load to the French drain. This work will be done by Glacier Construction. David agreed to get a scope of work and cost estimate for checking and restoring full function of the French drain system as well as hard-piping sump pumps to the system where applicable. The current LRP has \$5,000 budgeted. Concerns were raised that this amount would not be sufficient. This work was approved.

**Painting Program:** The committee reviewed the 2019 painting proposal. The total came in at \$13,800 from Hagestad Painting based on a much smaller scope from last year. Sides and dormers will be done for 91,87,47, and 51. Dormers for 39 and 43 would also be painted. The proposal was judged to be insufficient in that it did not cover upper deck trim for all of buildings especially in areas damaged by birds. As a result, Bob Lust and Jon Cantwell agreed to inspect last year's work and agreed to work with Hagestad to develop a more complete scope of work and an amended budget estimate.

**Patio Sealing:** Some concerns have been voiced concerning the patio sealing done two years ago. The current LRP has budgeted for another round of sealing in 2021. Jon Cantwell and Bob Lust agreed to inspect each patio to determine if the current plan should be accelerated.

**Sidewalk Damage at #46:** Ron indicated that no contractor could be found to provide an estimate for replacing salt-damaged sidewalk slabs. Ron then indicated that the damaged areas remained stable throughout last winter. David reported that Glacier Construction recommended that the sidewalks not be replaced but instead cleaned and sealed with tint to cosmetically provide a more uniform look. As a result, Jon Cantwell and Bob Lust agreed to include this work in the scope of the Patio Sealing project if applicable. This approach was approved.

**Awning for #83:** The owners of #83 requested permission to install a retractable patio awning similar to ones already installed on some of the other units. The committee approved the request conditional on obtaining a proper documented release. David Roberts agreed to provide a release document and agreed to work with the owners.

**Drainage for the Common Area in Front of #451/19:** The owners of these units requested remediation of this problem as past efforts have not sufficiently done the job. David Roberts proposed a plan to install a drain tank and sump to pump to the street drainage. The committee approved the plan on the condition of obtaining an acceptable scope and estimate.

**Roofing of #385/#395:** The new owner #385 has requested that a new roof be installed this year instead of the current LRP year of 2022. The committee agreed that the roof was not leaking and still functional. However, it was also agreed that the poor appearance of the roof has reached a level no longer acceptable to maintaining the value of the property. As a result, Paul Lentz and Tony Dyson agreed to initiate a project aimed at accelerating the roofing this building and to get it done this year if possible. David also agreed to make sure that roof inspections be scheduled for the entire HOA as per the LRP.

**Background Concerning Roofing #385/#395:** The poor appearance of this roof was the catalyst for the HOA's successful warrantee claim submitted to CertainTeed Corporation in October of 2016. A repeating pattern of missing asphalt throughout the roof was clearly visible. A company inspector immediately identified the problem as a coating defect suffered during production and recommended that this roof be given a top priority. As a result, the Design Review Committee agreed that this roof be done first and scheduled for 2022 as a best estimate. However, it was also agreed that annual inspections be done on this roof as well as throughout the rest of the community as roofs as the warrantee inspections determined accelerated aging was common.

The committee agreed to meet again as soon as the action items are completed hopefully prior to the annual member meeting on the 8<sup>th</sup> of August. At that time the committee agreed to revise the LRP.