**Lake View Park Villas HOA**

**July 9, 2020**

**Present:** Paul Lentz (President), Ron Ransom (Secretary/Treasurer), Brian Antweil (Vice President)

**Opening Statement:** President Paul Lentz called the meeting to order.

**Operating Budget:**  The 2020 operating budget was reviewed and unanimously approved. It was agreed that as with previous years, any underrun would be rolled over to the capital or project reserve fund. The total budgeted came in at $101,440 which was the same as was budgeted in 2019.

**Long-Range Plan:** The LRP was reviewed in detail. A recommendation was made to amend the plan to include the assumption of a dues increase of $400 starting in the year 2021. The original plan was based on the assumption that there would be a dues increase of $150 to address inflation. This higher increase was recommended to cover a projected deficit of $35,000 driven by actual higher than planned roofing costs as well as inflation going forward. The LRP as amended was unanimously approved.

**Dues Increase:** Driven by the vote to approve the amended Long Range Plan a recommendation was made to increase the annual dues by $400 to cover a projected deficit and inflation. It was recognized that this would be the first dues increase since the formation of the HOA in 2015. And amounts to an increase less than 2% a year. The dues increase was unanimously approved.

**Painting Program:** This year’s painting schedule was presented and discussed. The estimate came in at $30,800 against a budgeted amount of $32,000. This year’s plan was recommended by the Design Review Committee. The plan was unanimously approved.

**Driveway Seal Coating Project:** The driveway seal coating project was reviewed as was approved and submitted by the Design Review Committee. It was noted that #67 was added now that this unit had joined the HOA. It was further noted that the aggregate driveways at #39/#43 were added with the costs covered by each owner. However, each owner would receive compensation equal to the rest to the rest to the community on a price per foot basis for blacktop sealing. The project was unanimously approved.

**Patio Seal Coating Project:** The patio sealing project that was recommended by the Design Review Committee was reviewed. It was noted that the Committee’s recommendation included a contractor change from LeRoy Decorative Concrete to Flathead Flatworx LLC. The plan was unanimously approved.

**Tree Planting:** The need to assist this year’s Arborist’s inspection was discussed. Paul agreed to meet with David Roberts and the Arborist during the inspection. No vote was required.

**Roofing Program:**  Paul and Ron provided a review and status of roofing program previously recommended by the Design Review Committee. A copy of BOG correspondences explaining the shingle company selection process was provided. Included in the packet were copies of the Rooftop Systems Proposal to roof two buildings this year. Rooftop Systems was the only currently operating company in the valley that provided a bid. It was noted that the recommended program included upgrading to: Owens Corning Duration shingles; a higher-grade ice and water shield and a premier warranty. This would bring the per building cost to a rounded amount of $27,000 or $7,000 more than planned in the LRP. The issue of warranty transferability was discussed. Brian agreed to review the upgraded warranty with Owens Corning to make sure that that the warranty could be transferred multiple times upon selling as long as the HOA remained as the maintenance owner for all of the roofs in the community. The Board unanimously approved the plan conditional to obtaining a warranty that provides multiple transfers.

**Embankment Project:** Paul provided an update. He indicated that he expected a bid to do the job by barge later in August. However, he indicated that he would be working with David Roberts to develop an alternative plan due to concerns about an anticipated high cost of the barge alternative. No vote was taken.

**Drainage Projects:** Ron updated the drainage project on the Park Side. He indicated that four of the five planned direct-to-street drains had been installed. However, the contractor had since stopped work with no indication as to when the crew would resume. He also indicated that units #385/#395 will need to be reviewed for improved drainage as well. In fact, the owners of #385 have experienced crawlspace penetration and have installed a temporary drainage hose to divert some of the rain gutter runoff to their side yard. Ron also reported that the new water feature pond sump pump had been installed and has been used to good effect to keep the pond level controlled to a level that allows for the backyard French drain to flow. Backyard flooding was minimal during the recent heavy rain events. However, the float control on the pump has proved to be unreliable in need of an upgrade. Ron reported that David agreed to work with the Contractor to install an improved control. He also indicated that David was still trying to get the contractor to complete the sump drain project for #451/#19. No vote was required.

**Fence Request:** The BOG reviewed the recommendation from the Design Review Committee to approve the plan submitted by Hillary Nickel at #385 to build a ten-foot privacy fence to shield their backyard from the Marina townhomes. It was agreed that providing some level of privacy on the West side of his patio was reasonable and that a fence shielding the West side was sensible solution. The Committee however expressed concerns that this project should not set a precedence for a proliferation of backyard fencing in the HOA and indicated that the approval be given with the written understanding that this was a unique situation. And that the membership should be informed that this is a one-time approval and that any future fence requests would be considered on a case-by-case basis only. The Committee also agreed that maintenance (painting) would be the responsibility of the HOA but also agreed with Paul’s proposal the Nickel’s sign a release that any future replacements would be at the expense of the owner. Ron agreed to draft a release document. The proposal was unanimously approved.

**Proof of Insurance:** Ron reviewed a listing of members that provided proof of home fire insurance as is required by our Covenants. Two members were delinquent and are now in non-compliance. Ron agreed to ask David Roberts to issue the appropriate non-compliance letters. The review also made it clear that three members were significantly underinsured and seven others that may be somewhat underinsured with respect to covering the reconstruction of their units in the event of a fire. The CC&R’s were reviewed and as amended in 2018 each member is to keep in force at all times fire, extended coverage and other insurance that is commonly required by mortgage investors for the type of property that is to the standards of our current villas. As a result, it was clear that the BOG must diligently work to not only make sure that each member has insurance and but that also that the level of insurance can cover a current replacement value. Ron agreed to provide a draft letter. In preparation Ron agreed to work with the HOA’s Insurance Company (PayneWest) to develop an independent appraised value using its standard methodology. Brian recommended that we ask PayneWest if the HOA does currently or should have any additional coverage to address the risk associated with an event to an underinsured unit damaged by fire. Ron agreed to address this issue. No vote was required to continue this action that was started last year.

**Smoke Detectors:** The issue concerning the need to update home smoke detectors was discussed. Paul indicated that John Barns, the electrician that installed our new street lighting, had in the past offered to provide a service to install new detectors in each home at a group rate. It was recommended that we again recommend that our members upgrade their smoke detectors in our annual meeting informational packet and to provide John Barns contact information. No vote was required.

**Gutter Cleaning and Repair**: The recent gutter cleaning work was reviewed. Paul agreed to work with David to address Khulman’s request to repair his gutters at #87. No vote was required.

**Close of Meeting:** Paul with agreement adjourned the meeting.