

**Lake View Park HOA  
Board of Governor's Meeting Notes  
September 21, 2021**

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

**The following topics were discussed:**

**Document Filing Requirement:** Brian opened the meeting by indicating that the HOA's Lateral Support and Temporary Access Road Agreement document needed to be appropriately filed with the County Clerk's Office. This document was an important part of the recently completed Embankment Restoration Project. The document allowed for access to the pond embankment on the Lake Side to facilitate the repair and reinforcement of the portions of the embankment that was eroded and threatening to nine owner properties. The Agreement, between the Eagle Bend Golf Club LLC, our HOA and each HOA property Owner also provides for a permanent easement for use by the HOA and Owners without changing any boundaries. Brian agreed to complete the filing task and provide verification.

**Property Title Maintenance:** Brian outlined that there is a need to make sure that all of our member property titles were appropriately linked to our new Lake View Park Villas HOA. He understood that some titles could be linked to the old original Harbor Village HOA which could cause some future confusion as to which set of CC&R's are in force. He felt the risks of any future problem was small but that a "clean-up" was warranted. Brian agreed to complete this task.

**Inter-HOA Agreement:** Brian proposed that there was a need to formalize the agreement that was reached between all five HOA's that were part of the original Harbor Village HOA. Several years ago, all the new HOA's agreed to collectively work together to coordinate and manage work required for common areas such as roads; management of the pavilion, landscaping of entrances, water features and bridges. Brian agreed to provide a draft document to present to the group for amendment, approval and filing.

**Property Manager Review:** It was agreed that the BOG should conduct a performance review with the HOA's Property Manager. While it was agreed that overall performance was good and appropriate, the purpose of the review would be to continuously improve service as provided jointly by the manager and the HOA. Emphasis would be given to clarifying the roles and responsibilities of the Manager, the BOG and the Design Review Committee.

**Embankment Project:** Paul provided a status review of the Embankment Project and indicated that the project has been completed with the exception of some landscape repair and repositioning two air conditioners. Including estimates for this remaining work the final cost of the project was projected to be \$125K against a budget of \$120K. Both Ron and Brian agreed that Paul had done an outstanding job in leading the project which was executed so as to meet all the project requirements. It was noted that the design of the new embankment sections provided for proper property protection as well as an enhanced esthetics. It was also agreed that Paul's cost management was well above expectations given the number of unknowns prior to excavation. Paul took the action item to meet with our property manager, David Roberts and Black Magic Landscaping to develop a plan for Spring plantings which is part of a member-funded embankment enhancement program. Ron agreed to work with David Roberts to make sure that all the bills associated with this project are properly allocated for reporting accuracy to the membership.

**Design Review Committee:** The 2021 Design Review Committee recommendations were reviewed and approved. It was noted that these recommendations would be posted on the HOA website.

**Long Range Planning:** It was agreed by affirmation that Ron should lead a brainstorming effort with the Design Review Committee to identify any new capital requirements that will be needed once the roofing program is completed post 2026.

**Patio Fire Pits:** Ron reported that there have been several requests to the Design Review Committee for permission to purchase and install such items as gas fire pits and gas heaters. Ron reviewed Article III Section (ai) of the CC&R indicating well designed fire pits were permitted in general but that the HOA had no specific rules or guidelines pertaining to use, placement, maintenance or design. He also

highlighted that the Bigfork Fire Chief indicated that there were no specific county safety requirements or limitations unless the pits were wood burning. In addition, Ron noted that the HOA's insurance Underwriter indicated that fire pits and outdoor heaters were acceptable as long as both are a good distance from any buildings and near no combustibles or other fire hazards. As a result of this discussion the BOG agreed in principle to allow the use of patio gas fire pits and gas heaters but that the members will be required to abide by a specific set of rules that will pertain to purchase, placement, use and maintenance. Ron agreed to work with Design Review Committee to draft these rules with a significant reliance on common HOA published practices.

This discussion then expanded to the need for the Committee and the BOG to proactively discuss potential new request for patio enhancements that might present safety or nuisance concerns. Such items often popular on private home patios or lanais would include: spas, hot tubs, fences, privacy barriers, electric space heaters, sound systems, outdoor bars, TV's, lighting systems. Ron also indicated that our insurance representative told of problems encountered with people installing such items on balconies in some condo complexes. Ron agreed to also lead a Design Review Committee discussion to address the acceptability of such items.

**BOG Participation:** Ron indicated that everyone on the current BOG will come to end of their terms after serving next year in 2022. He advised that the current method to ask for volunteers has yet to provide a nominee. As a result, it was recommended and approved that the BOG actively recruit some candidates by the end of this year.