

LAKEVIEW PARK VILLAS HOMEOWNERS' ASSOCIATION, INC.

July 31, 2024, 10:00A.M.

ANNUAL BOARD METING

EAGLE BEND YACHT HARBOR CLUBHOUSE

Call to Order: President GB Kohoutek called the meeting to order at 10:00. A quorum was met with 23 homeowners in attendance and 5 proxy. The bylaws define this as a majority which equates to 18 homeowners. Property Manager Dave Roberts was introduced to the members.

Introduction of Board and Members: The Board consists of GB as President, Tony Dyson Vice President and Ed Stamy Treasurer. The homeowners introduced themselves, giving their names and addresses.

Approval of the 2022 Minutes. Marge Nelson made a motion to approve the minutes as presented and this was seconded by Paul Lentz. Motion passed with all in favor.

President Review:

GB asked all the new members to introduce themselves and welcomed them into the community. In the summer months the HOA board meets every two weeks on a Thursday and the community is welcome to attend these meetings. They usually take place at either GB or Tony's patio at 10:00 a.m. Please come if you have concerns or want to hear the plans that the Board is navigating.

Pavilion: The pavilion is owned by all the 5 neighboring HOA's who support this structure. The homeowners in the past paid \$100.00 per year and due to the expenses and the desire to build a Reserve Fund the dues will now be \$165.00 per homeowner. There was discussion regarding the yearly cost to operate the pavilion. GB explained that at the present time there is only enough money to cover the maintenance of landscape, electricity and general repairs. In the future the structure will need to be repainted and there is not adequate money in Reserve to cover these expenses

Streets Side New Bed: A landscape plan has been reached and Brian with Black Magic has agreed to the planting system. Pink salvia and yellow yarrow will be planted, and both are very hardy perennials and able to thrive in the Montana climate and are also deer resistant. The plan also incorporates weed mat and rock. Due to the harsh winter many shrubs suffered, and Brian is pruning some of the dead area and if there is some new growth he will leave it, but if it is dead he will remove them, and this is yet to happen. The Board are being good stewards of the HOA money and are trying to get some landscape improvements made but are following a budget which may not allow all the issues to be done this year. This year the Board has hired an irrigation company called "Young Bucs" and they will be reviewing the irrigation system. There was discussion from the homeowners regarding faulty irrigation that was leaking and wondering when this would be repaired. The replacement of bark to rock was also discussed. GB said the Board is slowly trying to convert to rock but this is a large expense and cannot take place in one year.

Holding Pool: Chemicals have been ordered and this will be applied this week. Having the ponds adequately cleaned in the spring was a problem this year as about the time the water in the pond was low enough for the work to be done, then the June rains hit and raised the level in the pond. The Board learned a lot this year and next year will have a better idea of what needs to be done. The pond does not have a liner so not sure how far down it can be drained, as the pump system is in a pit in a concrete container and so the pond can only be lowered to a certain level. The upper pond can be completely dry to clean, and historically this was done every other year. The Board will review this and see if it should be a yearly budget item. The last time it was done was three years ago. One of the big issues is resources, and Ed said when it was cleaned three years ago the expense was \$4500 and this year it cost \$5400.

The Board acknowledged that they need to make a list in the fall of the items that need to be done the following year and start getting bids and lining up for the work in advance. But the Board also acknowledged that there was not enough money to do all the projects that the homeowners raised as issues. So, each item needs to be prioritized and that is where getting the homeowners to help would be of benefit to all in the community.

Metal Border Safety Issue: The aluminum borders need repaired as some are bent and coming up out of the ground. The Board had investigated hiring high school kids to come and do repairs and get them replaced, but with liability issues that cannot happen. The Board is trying to find a contractor who will do the repairs as it is very labor intensive.

Some of the homeowners have taken the initiative and done many of the repairs on their own in their back yards. Some have understood that any repairs to the back yards were the owner's responsibility and there was discussion on getting proper understanding of what is the HOA responsibility and what is the owner's responsibility.

The planters in the back yard were also reviewed as some of them are caving in and the irrigation system is not great. Tony Dyson has taken on the task of overseeing all the areas of concern and taking this to the Board and coming up with a plan. If a homeowner has a concern, please contact him. Please do not wait until the annual meeting to bring up issues that the Board is not aware of, we can only address them if we know they exist.

The Board is also reviewing the CC&R's and the Bylaws. There is a discrepancy between the two documents regarding the announcement of the Annual Meeting. The CC&R's say 30 days and the Bylaws say 5 days. There have also been some discrepancies between homeowners' responsibilities and HOA.

Gutter Cleaning: Dave Roberts is working on this and has a resource that will come and clean gutters in the fall. The trees need to have dropped most of their leaves before this can take place.

Pond Treatment: The membership discussed the harvest of the weeds in the pond versus a chemical application. The plan of the Board is to do the harvest in August and still have a conversation on the use of a chemical. The golf course uses the water and therefore Lakeview Park Villas cannot put chemicals in the pond during the summer months as they use it for irrigation. If LVPV spread chemicals in April that is prior to when the golf course will use the water for irrigation and one treatment would cover the growth of weeds for a year. Dave Roberts said the chemical

needs to be applied when the dam is up. The Eagle Bend Yacht Harbor is required to apply for three different permits to use the chemicals and they scatter this in the harbor in the springtime as the dam stays up until May 15. Dave estimated that to treat the pond with the same chemical would cost between \$8,000 and \$10,000 and to keep the weeds down it would be a yearly application. The Board will begin looking into the best way to contain the growth of the weeds and come up with a treatment plan.

Sprinkler and Downspouts: Tony Dyson is the contact for any issues, and he will contact “Young Bucs. He is also reviewing all the downspouts and the drainage. The water drains into a 4-inch drain, and this is a problem as the leaves collect and do not let the water to drain. After heavy rain these do get clogged, and they need to be cleaned out. There are pop ups, and these also need to be cleaned out. Tony will investigate the best way to keep the French drains operational and clean.

Some of the homeowners said that due to the erosion of the embankment they were experiencing water in their crawl spaces and the sump pumps were working to remove the water. The Board was aware of this problem as “Young Bucs’ had notified them of the issue. The Board will be evaluating who is responsible for paying for repairs to this problem.

Black Magic Landscape has another year on their contract and GB does not see a reason to change, but if someone in the community has a name that they would like the Board to contact and get a quote please contact us.

The website was discussed. Dave Roberts at Western Properties handles the website, and if he is given documents to put on the site his staff is capable of adding the information. The Board must determine what they want to have on the site.

The sealing of patios and driveways is on the schedule and will be done this year for Creekside.

Treasurer Report: Ed Stamy review the financials. As of June 30, 2024, there is \$231,382 in the bank. This is spread out between three accounts, Capital Reserve, Operating Reserve and Checking. Ed explained that after expenses the Board is projecting to finish the year with \$175,000 in the Bank. Total Expenses for Resealing, and Painting were projected to cost \$49,000 in 2024. The total Budget for 2024 for all expenses was projected at \$171,255. Total Revenue for the same period is \$172,440.

The Long-Range Plan of Major Assumptions has been updated due to inflation. Two units will be painted each year by Hagestad Painting and \$32,000 a year has been budgeted for this project. Deck Restoration has a budget of \$40,000 every 8 years. This is the balconies, and the carpet has been replaced in many units. G.B. had some water damage in between the walls and was asking the homeowners to please look at their balconies and see if they also noticed the water damage. Road Chip Sealing is budgeted for \$12,000 every 8 years. Patio Sealing is \$13,000 every 3 years and Bark and Mulch refresh is \$15,000 every 7 years. The Drainage is budgeted at \$1,000 a year and the Driveway Resealing is \$12,000 every 3 years.

Be sure your resident is insured to the full value with homeowners’ insurance. GB has looked at a group rate for insurance, it is very expensive, and many homeowners have bundled insurance for their combined properties. Danae at Western Mountains property has looked at the owner’s

policies and thought everyone's insurance was ample and consistent with the requirements. The homeowners were reminded that smoke detectors are good for 10 years.

The homeowners were wondering if the Board could publish the painting schedule for each unit. Jon Cantwell has this schedule, and he announced that this year the remaining three units would be painted by Hagestad Painting. Kelson with Hagstad Painting will come on site and look at the job and will let Jon know when he will come and paint

Q&A: A homeowner requested that the Board release a mid-year message with plans for the upcoming year of repairs and when these are scheduled to take place. Tony said that this year's jobs are not done and agreed transparency is a good idea.

One homeowner has had problems with his front door due to the hailstorm in 2022. He is not sure whose responsibility it was to get a new door or just repair the existing door. The CC&R's state that garage doors are the owner's responsibility but not sure about his front door. GB had an issue with his front door and he paid for the repairs, and it was his understanding that the HOA will pay for the staining of the front doors but not the repairs or replacement. One owner said she had her door replaced and the original doors came from Montana Sash and Door in Kalispell.

The Reserve Fund was discussed, and the owners were wondering if the dues needed to be raised to pay for the improvements that will be needed over the next years. The Board will look at this and decide.

The homeowners addressed the duties of the landscape company Black Magic. There are shrubs that some homeowners would like to see replaced and wondered what the procedure was to get the work done. GB explained that Brian at Black Magic cannot come in and start replacing shrubs without the Board's approval. We have so much money each year allotted for landscape and that may not enable everything to be done in one year. If a homeowner has landscape issues, please contact Tony and he will discuss this with the Board and see what shrubs can be replaced and he will work with Brian. Tony is also the contact person for any sprinkler issues that a homeowner is having. Tony said please contact the Board if you have problems or questions please don't wait for the Annual Meeting. Finding the resources to complete all the tasks is a large problem and one that has been experienced throughout the Flathead County. The Board will also be reviewing what is a HOA problem versus a homeowner's problem.

The Board asked if any homeowners would be willing to help the Board address all the landscape problems and HOA improvements. Two owners agreed to come together and help the Board.

Adjourn 12:00 p.m.

Bugsy Yarbrough Recording Secretary