

**LAKEVIEW PARK VILLAS HOMEOWNERS, INC.**

**JULY 31, 2025, 10:00 A.M.**

**ANNUAL BOARD MEETING**

**EAGLE BEND YACHT HARBOR CLUBHOUSE**

***Call to Order***

President GB Kohoutek called the meeting to order at 10:00 a.m. A quorum was met with 19 homeowners and 2 proxies. The bylaws define this as a majority which equates to 18 homeowners.

***Introduction of Board and Members***

The Board consists of GB as President, Tony Dyson Vice President and Ed Stamy Treasurer. New homeowners introduced themselves, giving their names and address. Property Manager Lindsay Frietas was also introduced.

***Approval of July 31, 2024, Minutes***

GB Kohoutek made a motion to approve the minutes as presented. The motion was seconded by Paul Lentz. Motion carried. David Ewert reviewed the work that had been scheduled for work in 2025. GB said the issues noted in the minutes had been addressed in 2025.

***Nomination and Vote for Board Positions***

GB Kohoutek thanked Board member Tony Dyson for his dedication over the past (3) three years that he served on the Board. Paul Lentz nominated homeowner Mike Robinson. Motion was seconded by Margie Nelson. Ed Stamy position is also up, and Tony Dyson made a motion to nominate Todd Tessler. The motion was seconded by Greg Oswood. GB had sent out a letter to the homeowners introducing the two candidates and asked homeowners to submit a brief bio on themselves if they were interested in running for the Board.

Mike Robinson introduced himself and reviewed his work resume. He worked for 41 years with Bank of the West. Todd Tessler also gave a brief resume of his career as a Financial Advisor since 1980. He and his wife have been living at LVPV for the past five (5) years and Todd is now a full-time resident. Todd has been working with GB for the past year getting to know the complexity of the Association. The homeowners agreed that having someone that

is here year-round is a great benefit to the community. GB opens the floor for further nomination as his position is also open, he has decided to run for three more years but would welcome anyone who would like to volunteer to run for the Board.

Margie Nelson called for the vote on the three very qualified candidates. The vote was taken by voice. GB Kohoutek asked for the members who were in favor of GB Kohoutek running for three more years on the Board. The vote was unanimous. GB Kohoutek asked the members to vote by voice for Todd Tessler. The vote was unanimous. GB Kohoutek asked the members to vote by voice for Mike Robinson. The vote was unanimous.

David Ewert asked the Board to consider rotating the three (3) Board positions so that it would not have the positions expire at the same time. GB agreed this was a great idea and the Board will discuss this when Board positions are assigned.

Jon Cantwell and Bob Lust were thanked for all their hard work over the year. Ed Stamy will be in the Community and will be helping Mike Robinson with the transition.

## **President Overview**

**Secretary Position** - David Ewert would like the Board to have a secretary present at all meetings and have the minutes posted so the homeowners are aware of the decisions that the Board is making and the work that is being done. Tony Dyson made a motion to have David Ewert come and take minutes at all the Board meetings. Paul Lentz seconded the motion. The homeowners unanimously agreed. GB said that communication is important and that the Board has been trying to keep all homeowners informed.

**Rock and Gutter** - The renewal of bark and addition rock in areas has been completed as of October 2024. The cleaning of the Gutter was done in November 2024. Both Jon Cantwell and Todd Tessler are experts regarding the work that is being done within the Association.

**Metal Borders** - Todd wants to address the metal borders that are both unattractive and a physical liability problem. Todd has been busy hammering the border back into the ground, but it becomes a problem after each rainstorm. The problem usually is due to the roots of the trees which lift the metal border out of the ground. The aluminum is cracked and now twisted. Todd gave the homeowners his email address and his phone number. He asked homeowners to call him and identify themselves and their address so he could come and review the problem. The membership discussed different solutions to the problem. Concrete edging was discussed but GB was not sure if this would crack due to tree roots. GB talked about having steel edging. GB also discussed using a sprocket. He has not tested this idea, but he and Todd will work on this and report back to the community. Todd

will also look at all the metal edging and determine it is necessary in all the areas where it has been laid. The Board is aware that this has been an ongoing problem for the past four (4) years, and they are trying to fix the problem.

**Action Item #1**

GB to buy edger in the next two weeks

If it works, give it to Brian (BlackMax)

**Pavilion** - The pavilion is supported by the five (5) HOA's in the area. To catch up with the necessary repairs an additional \$100 per lot owners will be assessed. Owners have not seen this assessment yet, but it will show on their last quarterly invoice.

Bill Bodin is the president of Fairway Pines HOA, and he is working on getting speakers from the Flathead area to come and give presentations in their area of expertise. The pavilion hours are 9 a.m. to 9 p.m.

There are three (3) different types of function that are scheduled at the pavilions.

1. If a homeowner uses the pavilion for a small personal event there is not a charge.
2. The second type of usage would be if a homeowner sponsors an event for a non-member such as a wedding, then there is a \$125 non-refundable cleaning fee for events.
3. The third use is when a charitable event such as the Bigfork Fire Department they are charged \$500.00 for the use and a refundable cleaning fee of \$500.00 if the facility is cleaned up by the host.

They are working on getting speakers and it is open to use. It has been used for birthday parties by members in the past. GB asked the members to use the facility as it is a great benefit to the community.

**Golf Side Pond:** The chemical application is now complete. GB thanked Jon Cantwell for all his hard work on the project. He saved the Association over \$4,000 by doing all the work himself. In April he surveyed the pond and estimated the volume of water and determined the correct amount of chemical to be used to reduce the aquatic weeds and algae. The ponds are owned by the Eagle Bend Golf Course and are used for their irrigation of the fairways. The chemical that was put into the pond did not hurt the grass as was added before the golf course began irrigating began. The ground between the pond and LVPV homes is the owner's property, and they are responsible for its maintenance. Paul Lentz

said there is a muskrat problem. GB thanked him for the information and will begin trapping it as this can erode the banks. He will pass this information on to Lindsay of Western Mountain Property Management, LLC.

**Action Item #2**

GB to get with Lindsay to call a trapper

**HOA Pond** - Todd Tessler reported that the HOA pond is being filled at the time of the meeting, and it will take 24 hours to fill. We will not know if there is a pump issue until it comes to the right level. Lucas Gregory, who maintains all our ponds, believes that the work done will correct the problem. He will be checking the vault and adjusting all the floats. The homeowners asked, in the future can this be done in May. Todd said it was on the list and started in March but there were issues. As soon as they were able to begin work on the pond the rain started then it had to be drained again and now it was 4 to 5 weeks late. The rocks in the creek and the algae also created problems. The creek is now widened so the water runs slower. The creek and the rock have been cleaned making it easier next year. Mike Robinson said the area was not cleaned out for many years. Todd has cleaned out many of the trees in the back and the Board is waiting to continue work in the fall and determine if more of the Aspens can be removed. Mike said we need to keep the brush cleared out and then clean the creek every other year. At the time of the meeting the Board was waiting to see if all the issues had been resolved.

**Action Item #3**

Board (Todd) to determine when Aspen and other issues can be done

**Sprinklers** - LVPV has contracted with Young Bucs for all the sprinkler issues. If you see a problem, contact Todd and he will forward this to Young Bucs. If you can take a picture this will also help. Brian with Magic does not do sprinkler repairs.

**Winter Kill:** - GB has been worked with Brian and he came and pulled out the dead plants and replaced them. This fall the Board will review the budget and determine if more of the replacement plants and shrubs can be purchased. The plants that were replaced had been chosen by Brian and he chose those that are more undesirable for the deer to eat.

**Treasurer Report**

**Ed Stamy-Treasurer** - Ed provided a detailed balance sheet for the previous four (4) years and included the first six (6) months of 2025. He accumulated this information to show the Association what can happen in a major event that is out of our control. There are two items that were large expenses that we could not forecast. The pond expenses in 2021 were \$109,170 and the hailstorm in 2022 was an expense of \$170,000. Total cash at the close of 2020 ended with \$404,611. But with the two major events in 2021 and 2022, LVPV closed in 2022 with only \$125,566 in cash. We need to have money for big events. That was the reason behind showing the 5-year comparison. The Board has been diligent in investing our money and getting better interest rates. In 2025 LVPV will receive \$3100 in interest by the end of the year, and comparing this with previous years it is almost double. Everything is more expensive now but even with that LVPV is hoping to close 2025 with an excess of \$20,000.

GB said homeowner Ron Ransom had a good handle on the expenses of LVPV and with his input the Board will begin work on a 20-year plan. The Board will track the painting schedule and necessary repairs to the buildings. GB said the Boards goal is to be able to put \$20,000 into saving each year.

The Pavilion dues have increased this year as mold was detected in the kitchen and the cracks around the base of the wooden posts and these have been repaired. The pavilion did not have any repairs for five (5) years and now the Board is catching up.

Ed reviews the long-range plans for the Association. He estimated that over a 20-year period the expenses could be around \$1,224,000. This includes landscape, building upkeep, driveway sealing, road maintenance, creek and pond upkeep.

### **Member's Input**

**Wasps** - Homeowners expressed that the wasps have built nests in the outdoor vents above the upstairs decks. Jon Cantwell has had this problem, and he placed a fine screen behind the vents that will not allow them to build a nest.

**Speed bumps** - were discussed to help slow down the traffic. GB said you must take this out in the winter as the snowplow would take them out. The members agreed this would not be a good solution for the excess speed.

**Street signs** - are faded and need to be replaced. GB asked the members if they would be interested in having signage asking people to clean up after their pets. The homeowner's agreed signage is necessary

**Dead Trees and Shrubs** - There are six (6) dead trees that will be removed in the fall. They will be cut down and the Board is hoping that new trees and shrubs will be planted in the

fall. At that time the stumps will also be removed. If homeowners have trees that they would like to have planted, please contact Todd.

**Painting Units** - The painting of the outside of the units will continue. The Board budget is \$33,000 and has received a bid from Hagestad Painting for \$25,000.

**Annual Meeting** - The Association discussed changing the day for the 2026 Annual meeting. Paul Lentz made a motion to change the meeting time to the last week in June. The motion was seconded by Jon Cantwell. GB agreed, stating that many homeowners are here for the 4<sup>th</sup> of July. He said that LVPV would be halfway through their fiscal year and members could look at the landscaping that had been completed at that time. All homeowners unanimously agreed to change to the end of June. Next LVPV Annual Meeting is scheduled for June 25, 2026, a Thursday, at 10:00 a.m. This can also be zoomed by homeowners that are not here.

**Western Mountain Personnel** - Lindsay Frietas of new owner of Western Mountain Properties, was introduced. Members asked what previous owner Dave Roberts role was in the company. Lindsay said he works with the HOAs who have requested his help with special projects. He still has an office in the building and the two staff members Dawn and Danae are there and everything has stayed the same. Member asked Lindsay if she purchased the complete business. She explained that she took on all the previous HOA's and that her contract with the existing HOAs is renewed annually. She has some new ideas that are more upcoming and has some ideas for changes that would help the homeowners. Dave is not consulted, nor does he manage Lindsay and her staff.

**Property Tax Increase** - New tax increase for all HOA's was discussed.

**Website** – Lindsay to get with Board and update website

Meeting adjourned at 11:45

Bugsy Yarbrough Recording Secretary