

LAKEVIEW PARK VILLAS H.O.A.

BOARD MEETING

SEPTEMBER 11, 2025 AT 10:00AM

SUMMARY OF RELEVANT ITEMS DISCUSSED

ATTENDING: GB KOHOUTEK, TONY DYSON, ED STAMY, BOB LUST, JON CANTWELL, MICHAEL ROBINSON.

1. PAINTING. Revised estimates received from Hagestad Painting. Lakeview - \$16,205; Creekside \$10,000 for a total of \$26,205. Total inline with prior estimate.
2. TREE REMOVAL AND REPLACEMENT. Have approximately 8 dead trees and 10 tree stumps that need to be removed (including the 8 dead to removed). Approximately 13 new trees will be planted. This is planned for Spring 2026 and Todd is creating a map to represent tree removal, stump removal and new tree planting locations.
3. CREEKSIDE PROGRESS ON PUMP. Coming along but GB noted through discussions with Todd and contractor that there is a gap where the water line enters the vault. This allows roots to enter the vault and the pump which in turn decreases the efficiency of pump. GB will talk to Western Mountains Property Management, LLC to have this repaired properly and minimize the maintenance of root removal.
4. PUMP ELECTRICAL COST. HOA electrical bill jumped from \$36/mo to \$97 in July (latest amount available). Could be more in August. Will monitor.
5. PLANTING went well and is complete for 2025. There are a few minor projects still in work with respect to root removal and rock replacement.
6. SIGN REPLACEMENT. Have had complaints about condition of street signs. GB had discussion with Lindsay and sign replacement is underway. Also new dog on leash sign will be included as agreed at the annual meeting.
7. FINANCIAL STATEMENTS. Cash holding up well through. Still some large expenses expected this fall (ie. Painting). Cash balance \$241k vs. \$192k at 12/31/24.
8. GUTTER CLEANING. Should be similar to 2024 (\$4K).
9. NEW BUSINESS. There has been some discussion regarding the potential to add 25' boat slips to residences along the pond side. Including potential to include the Creekside residences if possible. Since the golf course owns the pond, Mike Wynn was contacted and stated the golf course doesn't have a problem with it, however they will require more information in the future

with respect to the Business Plan and also requested that the Marina bridge be moved 90 degrees and the culvert would have to be dredged at an estimated cost of approximately \$200k. The Marina HOA was also contacted and shared the proposal and is planning to discuss with their board including a potential discussion at their annual meeting next year. This discussion with the Marina HOA will determine next steps to our HOA and then the County, State and Corp of Engineers. If the Marina HOA is not interested there is no reason to continue this discussion. More to come next year as this would be a long-term plan with many steps in the process.

10. ADJOURNMENT. Meeting adjourned at 10:40am.

Prepared By: Ed Stamy