

LAKEVIEW PARK VILLAS HOMEOWNERS' ASSOCIATION

BI-MONTHLY BOARD MEETING

August 13, 2026, 9:00 a.m.

Kohoutek Patio

President GB Kohoutek, Vice President Todd Tessler, and CFO Mike Robinson attended. Jon Cantwell and Bob Lust were unable to attend due to previous engagements. The Board also invited Recording Secretary Buggy Yarbrough so minutes could be posted to keep homeowners informed of Board actions and maintenance issues that are being addressed.

Sprinkler Backflow Repairs: The Board discussed three backflow repairs that are being upgraded as a preventive measure, although they have not failed. Todd reported that one backflow unit may need a new valve and said he is waiting for replacement pricing; if he does not receive a response, he will follow up. Travis at Young Bucs has not responded to Todd's phone calls. Todd will work toward a resolution and wants the repairs completed before the sprinklers are blown out in the fall. Units 52, 75 and 107 are the priority. Ron Ransom's unit #46, was already repaired on an emergency basis after it failed.

Winter-killed plant removal and replacement: Todd is preparing a plant map with Brian Black, and they will confirm pricing and the planting schedule. Individual plants are expected to cost \$18 to \$25 each, while one-gallon shrubs will cost approximately \$35 each. About 40 plants and shrubs need to be replaced, with the total estimated cost, including planting, between \$1,200 and \$1,500. Todd and Brian Black will perform the walkthrough early next week based on Brian Black's schedule.

Tree and Stump Remove and Replace: Complete for 2026. 11 new trees were planted and 9 stumps removed. Mike Robinson's backyard dead tree was removed on an emergency basis due to loose roots and the tree leaning over the sidewalk and road. The stump still needs to be ground, and a replacement tree will be planted in the spring. Todd will coordinate the replacement with Brian Black.

Driveway Sealing: Mike reported that this line item is under budget. Todd said he sealed his patio himself using Thompson's Water Seal after cleaning the slab and allowing four to five hours for drying. He estimated that sealing the two aggregate driveways (units 39 & 43) would require about five gallons. GB supported moving forward with this approach. The

HOA Board will work with other volunteers to support the sealing of the two aggregate driveways. Anyone interested in helping, please reach out to Todd Tessler.

Weather permitting, the pond driveways will be sealed by the end of next week. The company will provide a three- to five-day notice so homeowners can plan accordingly. Homeowners who need to use their vehicles should park on the street, as vehicles cannot be driven on the driveways for 24 hours after sealing. The company will fence off the driveways during this period. Units 39 and 43 driveways are not included, and the project remains under budget at \$1,095, which includes the Heitz driveway due to marks left performing the tree planting and stump removal.

Street Signs: Dave Roberts is following up and agreed to call the vendor again to remind them that the sign has been pending for more than a year. The Board agreed to give the vendor 20 days to deliver the new signage; if they do not, Todd will pursue another option. Todd has another contact and will call once the Board gives him approval.

Insurance: GB reported that the Board plans to change coverage to Farmers Insurance and discontinue HDI Global. HDI Global's 2027 quote was \$4,689, which the Board considered too high, while Farmers Insurance quoted \$1,483, a significant savings. GB will speak with Lindsay to confirm the discontinuance date and use 123 Bay Harbor as the address. GB also wants to verify that the Farmers' coverage is equivalent. The Board must decide whether to change carriers by August 18, 2026.

New Business:

Todd requested permission to conduct a door study, noting that several doors need repair, including some with peeling finishes. GB agreed, and Todd will begin work on the project.

The edging on the pond side needs to be repaired before it worsens. Todd walked along the creek side with Brian Black and inspected Units 42 and 62, where the rock-to-rock border was removed. Brian approved of the approach because it requires less maintenance. Todd will ask homeowners to volunteer to remove the trim from other rock-to-rock areas and rake those sections.

The Board discussed the new contractor who will inspect the pond, including the mercury switches and poor water conditions. He has promised to come in five days, and Todd has been following up with Lindsay to schedule the visit. The float is currently working properly, but the Board noted that the pump may become an issue next year because the flow is being restricted by recurring aspen roots in the concrete pump house. Michael suggested considering a small fountain with a timer, noting that it could help control algae and make cleaning easier when the fountain is off. The Board discussed a bubbler versus a fountain and agreed that a small, attractive fountain with a low-horsepower pump would likely have

minimal electricity costs. The HOA Board will continue to assess this improvement based on cost and recurring electrical costs. Michael suggested we could put timers on the water pump and turn the system off at night versus the 24 hours a day today to reduce electricity and include a timer on the small fountain.

Trimming of the weeds on the pond side needs to be done. Brian Black is aware of this, and his crew will be scheduled to come and remove the weeds based on Black Magic's year end schedule.

The Board discussed future meeting dates, and the next meeting will be on Wednesday August 26th at 9:00AM on GB's back patio.

Bugsy Yarbrough, Recording Secretary