

LAKEVIEW PARK VILLAS HOMEOWNERS' ASSOCIATION

Bi-Monthly Board Meeting

September 10, 2026, 11:00 a.m.

Kohoutek Residence

Attendees included Board President GB Kohoutek, CFO Michael Robinson, homeowners Bob Lusk and Jon Cantwell, and Recording Secretary Bugsy Yarbrough.

GB called the meeting to order at 11:00 a.m.

Review of the minutes of the last project;

Paint Project: The painting of the exterior doors has been completed. The paint invoice was submitted to Danae for payment, and the door painting is complete. However, some doors may require further attention due to the finish and will be a watch item for next year. GB asked whether a second invoice is expected, as the original invoice had been approved for home painting, the door finishing was included in the final invoice. Danae of Western Mountains reported that the operating account balance had fallen to \$1,544 and that funds would be transferred from the main account, which has been completed.

Sprinkler Back Flow: Service will be completed when the sprinkler system is blown out, Todd is working with Will Roberts to complete this by the end of the year.

Winter-Kill Plants: The planting of 45 replacement plants is complete.

Driveway Sealing: All asphalt work is complete, but the rock-aggregate driveways still need to be finished before winter. Diamond Seal will be applied after pressure washing, using a sprayer followed by a roller if the application requires back rolling.

Street Signs: Dave Roberts reported that the signs are nearly complete and will update Michael. The Board agreed to hire another company if the work is not finished by month end.

Swallow Nesting: Michael has repeatedly contacted Bug Hunters about ways to prevent swallows from nesting beneath the upper roof. Bob said that some homeowners in other areas have used netting as a deterrent, and GB requested a bid before proceeding. The Board also discussed using pressure hoses to remove nests early and discourage the swallows from returning.

Hot Tub and Spa Rules. Brian Antwiell provided a revision of the old spa rules. GB and the Board have reviewed what Brian submitted and revised the document which will be forwarded to Danae as the updated Spa Rules and documented on the web site. The updated Spa Rules are included as an attachment to these minutes.

Pump Vault and Pond Maintenance: The pump vault has been fully cleaned, and the proper chemicals are gradually reducing the buildup. The system will be shut down in two weeks, reopened in the spring, and inspected to confirm that the vault is in good condition. The Board asked whether the company would also inspect the creek. Todd removed the cattails in the upper holding pond and has continued clearing leaves, leaving the area in good condition. A-1 will clean the pond and creek every three years; maintaining them between scheduled cleanings could reduce costs.

Storm Doors: GB wants to bring all existing storm doors into compliance. GB and Todd will inspect the units and photograph those with storm doors for DRC review and approval. The DRC will then develop guidelines for owners who wish to install storm doors in the future. Storm doors can protect exterior doors and reduce the need for finishing.

New Items:

Skunk Activity: Western Mountains have been notified that a skunk is living near the pond. Fish and Wildlife has set two traps and asked owners to check whether the trap doors are closed. If a skunk is caught, owners should call Western Mountain Properties so Fish and Wildlife can relocate to a more appropriate environment.

GB asked whether anyone had seen mink, noting that they could also be trapped and relocated. Attendees have not seen many minks this year.

Generator Request: Jon Cantwell reported that a homeowner has requested approval to install a generator. The Board discussed noise levels, noting that the weekly exercise cycle can be scheduled by day, time, and duration. The Board also asked whether a sound-suppression system could be installed.

Planter Wall: The Board requested the name of the contractor working on a neighboring patio paver extension to ask whether the company could repair a leaning planter wall. GB and Bob will meet with the crew and request a bid. Jon and GB will remeasure the planters this year to evaluate any settling from previous years data.

Next meeting is September 24 at noon at GB's Residence.

Meeting adjourned at 11:30 a.m.