

**LAKESIDE TOWNHOUSEASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 11, 2020**

I. Call to Order and Roll Call

The meeting was called to order at 5:24 p.m. via videoconference.

Board Members Participating Were:

Linsey Hempel, President
Sabra Calzone

Nina Wise, Vice President
Chuck Randles

Representing Basic Property Management were Gary Nicholds and Eric Nicholds. Erika Krainz of Summit Management Resources was recording secretary.

With four Board members participating, a quorum was confirmed.

II. Update on Voting

Gary Nicholds reported that he has received six votes in favor. Gary Nicholds believes owners can vote by responding to an email since there is no requirement for a signature. He will send an email and include the updated documents, a ballot and instructions for owners to vote by responding to the email.

Action Item: Gary Nicholds will confirm with the attorney that this method of voting is permissible.

Action Item: Gary Nicholds will provided an updated list of the voting results after this weekend.

Action Item: Sabra Calzone follow up with owners who have not voted with phone calls.

III. Review Painting Bids and Reserve Study

Chuck Randles said the Board made the decision to prioritize the Declarations amendment over painting. He recommended continued focus on the Declarations vote. The owners will be invited to provide feedback on the painting project and color scheme at the Annual Meeting.

IV. Board Candidates

It is believed that Kitty Coyle plans to step down from the Board. She should be asked to submit written confirmation of her intention not to run again. The Board discussed potential candidates. They might include Laura Hartman, Meredith Smith or Dave Smith. If the election is contested, the attorney has indicated that owners can text their votes to Gary or Eric Nicholds, email their vote to the BPM Office with the results to be announced the next week or poll by a show of hands.

Action Item: Gary Nicholds will try to find the new owner contact information for Building 250, Unit 3.

Action Item: Gary Nicholds will confirm the permitted voting methods with the attorney.

V. Parking

Sabra Calzone said there are some residents with multiple vehicles who are violating the parking rules, such as moving cars every 48 hours. She suggested establishing a limit to the number of vehicles per unit and requiring additional or unused vehicles to be parked away from the buildings.

Action Item: A discussion of parking will be added to the Annual Meeting agenda.

Action Item: The Board will send a letter to the owners after the Annual Meeting requesting compliance.

VI. Rules & Regulations Update & Budget Ratification

Action Item: The Board will draft Rules and Regulations and the 2021 Budget by the end of September and have discussion about both at the November Board meeting.

Action Item: The Board will schedule a budget ratification meeting in early November.

VII. Adjournment

The meeting was adjourned at 6:20 p.m.

Approved By: _____
Board Member Signature

Date: _____