

**LAKESIDE TOWNHOUSEASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 14, 2020**

I. Call to Order and Roll Call

The meeting was called to order at 4:36 p.m. via videoconference.

Board Members Participating Were:

Linsey Hempel, President
Chuck Randles
Nina Wise, Vice President (joined at 5:20 p.m.)

Owner Meredith Smith was a guest at the meeting.

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

II. Storage Discussion

Linsey Hempel said the County has indicated the storage area behind the dumpster needs to be graded, treated with road base or asphalt and fenced. The concerns are managing the space, how to fairly allocate the limited spaces (accommodating only eight trailers), if there should be a rental fee structure, allocation of the cost of the enclosure and potential liability. Chuck Randles felt the cost of constructing the facility should be passed on to the owners who will use it. Linsey estimated the cost to remove the abandoned items, improve the surface and erect a fence would approach \$10,000. If the decision is made not to improve the area, the owners will need adequate advance notice to remove their property. Due to the size and shape of the property, there is not another area that could be used for this type of storage. It was noted that the capacity will be reduced if a fence is erected.

Action Items:

1. BPM will approach the County about an extension to July 1, 2021.
2. Communication will be sent to the owners about the plan and timeframe once finalized.
3. BPM will try to identify the ownership of vehicles with expired tags and other unidentified items.
4. BPM will ask the Sheriff how items should be handled if ownership cannot be determined.

III. Declarations Amendment

The Declarations amendment was passed.

Action Item: Gary Nicholds will confirm the amended Declarations were forward to the insurance agent.

IV. Board Appointment

Motion: Linsey Hempel moved to appoint Meredith Smith to the Board. Chuck Randles seconded and the motion carried.

V. Dues Structure

The Board needs to start thinking about how to handle the change to the dues structure. A Board meeting will be scheduled in January or February to discuss the options. The Board will consider sending out an owner survey before incurring any legal expenses.

VI. Committees

Chuck Randles suggested a committee approach for the changes to the dues, trailer storage and painting issues. Meredith Smith volunteered to chair the Trailer Storage Committee and to start to have conversations with affected owners. Chuck Randles volunteered to chair the Painting Committee with an onsite member.

Action Item: Chuck Randles will approach Sabra Calzone about serving on the Painting Committee.

Motion: Chuck Randles moved to nominate himself to chair the Painting Committee with a charter to provide a painting recommendation to the Board. Linsey Hempel seconded and the motion carried.

VII. Financials

The Reserve balance is approximately \$74,000. Linsey Hempel requested a projection for upcoming Reserve expenses. Chuck Randles indicated he would support an increase to the Reserve contribution. Linsey said it might be prudent to increase dues for 2021 but not to restructure the dues until 2022. A budget ratification meeting will be scheduled in the fall.

Action Item: Gary Nicholds ask Patti Vande Zande to provide the proposed 2021 Budget and a Reserve projection.

VIII. Adjournment

Motion: Linsey Hempel moved to adjourn at 5:40 p.m.

Approved By: _____
Board Member Signature

Date: _____

**LAKESIDE TOWNHOUSEASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 8, 2020**

I. Call to Order and Roll Call

The meeting was called to order at 5:36 p.m. via videoconference.

Board Members Participating Were:

Sabra Calzone
Chuck Randles

Owners David Carlton, Vanessa Cason and Connie Christofanelli and Nina Wise of Neils Lunceford were guests at the meeting.

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

II. Ratification of 2021 Budget

The floor was opened for a motion to reject the 2021 Budget. There was no motion and the 2021 Budget was deemed ratified.

Notice of the dues increase will be sent to all owners by email this week.

III. Adjournment

The meeting was adjourned at 5:39 p.m.

Approved By: _____
Board Member Signature

Date: _____

**LAKESIDE TOWNHOUSE ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 16, 2020**

I. Call to Order and Roll Call

The meeting was called to order at 5:30 p.m. via videoconference.

Board Members Participating Were:

Sabra Calzone
Chuck Randles
Meredith Smith

Nina Wise of Neils Lunceford was a guest at the meeting.

Representing Basic Property Management were Gary Nicholds and Eric Nicholds. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

II. Painting

Sabra Calzone is looking at color schemes with Sherwin Williams. The details will be discussed with the painting contractor once selected.

Action Item: Chuck Randles will check with the painting contractors on their availability for next spring and ask if they will honor their existing bids.

III. Landscaping

Nina Wise suggested adding a splitter to every hose bib so the irrigation timer does not have to be removed to connect a hose. She reviewed the bid:

1. Mid-season irrigation system review - \$210
2. Spring clean-up - \$500
3. Mow and trim in area - \$4,788 (\$399 x 12)
4. Aerate in area - \$400
5. Fertilization of grass - \$220
6. Deactivate irrigation by zone - \$600
7. Activate irrigation by zone - \$435
8. Spray for weeds in drip lines and beds - \$616 (\$308 x 2)
9. Total - \$7,770 or \$7,381 if paid in full by April 1st

The Board was in favor of the proposal and the suggestion to add splitters on the hose bibs.

Nina Wise reviewed some suggested enhancement projects (\$2,500 budget):

1. Top dress the turf area. This could be done in the spring or fall.
2. Deep root feed the Aspen trees to boost the immune system and strengthen the root structure. The cost would be about \$1,000 for all the trees.

The Board will decide on these two additional projects once the costs for the irrigation work has been finalized.

IV. Board Vacancy

There is one vacant Board seat. Owner **Matthew Z??** expressed interest in serving on the Board in the past. The Board can appoint an owner to fill the vacancy or solicit owner self-nominations. All Board members were in favor of appointing Matthew to the Board if he agrees.

Action Item: Meredith Smith will approach Matthew about serving on the Board.

V. Adjournment

The meeting was adjourned at 6:00 p.m.

Approved By: _____
Board Member Signature

Date: _____