

**LAKESIDE TOWNHOUSE ASSOCIATION
ANNUAL MEETING
September 17, 2024**

I. CALL TO ORDER

The Lakeside Townhouse Association Annual Homeowner Meeting was called to order at 6:35 p.m. via videoconference.

Board Members Present Were:

Linsey Hempel, President, R1
Laura Hartman, R2

David Carlton, C6

Owners Present Were:

Caroline Alvarado, R7
Charlotte & Scott Calder, H5
Justin & Genise Cushman, L7
Erica Glanz, 7
Sandy & Justin Reid, 5
Christine & Danny Terrel, R4

Eric Black, L13
Kathryn Coyle, L6
Jeffrey Freeman, L1
Kashmila Rathnam, R9
Jane Roehrig, L10

Representing Basic Property Management were Gary Nicholds, Jason Blarjeske and Eric Nicholds. Monique Dabrowsky of Summit Management Resources transcribed the minutes from recording.

II. PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Notice of the meeting was confirmed but with only 16 owners represented and two proxies received there was not a quorum.

III. APPROVAL OF 2023 ANNUAL MEETING MINUTES

The 2023 Annual Meeting minutes could not be approved due to lack of a quorum. There were no comments on the 2023 Annual Meeting minutes.

IV. FINANCIAL REPORT

Gary Nicholds reviewed the June 30, 2024 financials:

1. Operating Cash - \$16,419
2. Reserve Cash - \$100,882
3. Total Cash – \$117,301
4. Total Operating – \$5,047 net surplus
5. Total Reserve - \$7,452 net surplus
6. Overall Net Surplus – \$12,499

V. REPORT OF MANAGING AGENT (BASIC PROPERTY MANAGEMENT)

A. *New Owners*

Eric Nicholds reported that there have been several new owners this past year.

1. Building 250 #3 - Closed 10/30/23 - Ginger Davis
2. Building 252 #9 - Closed 3/29/24 - Kashmila Rathnam

3. Building 258 #3 - Closed 5/14/24 - Melissa Kalonski & Cameron Prickett
4. Building 250s #7 - Erika Glanz
5. Building 256 #4 - Closed 8/5/24 - Susanna Kissman
6. Building 2 #7 - Closed 9/4/24 - Roger Stringer
7. Building 256 #2 - Closed 9/4/24 - Nicholas Creighton

B. *Property Maintenance*

Property maintenance included chimney sweeps on January 9th and February 7th. They will be scheduled again in January. The split rail fence was repaired behind Building 250 in June and the asphalt patch near Building 250 #5 was completed in July. A bid for High Altitude Plowing snow plowing has been sent to the Board. The bid is from the same company that has been plowing for the past couple of years. They are still waiting for information from Great Pines for the irrigation blowouts and deactivation should be done in the next week or two. Eric Nicholds will be in talks with Jesse from Great Pines in mid-October to discuss the irrigation and make it more reliable. There is a new Collections Policy the Board needs to review and sign.

VI. OLD BUSINESS

A. *Parking Lot Issues*

Gary Nicholds said letters will be sent to all owners and renters regarding the icy conditions. The sidewalk that was extending into the driveway was cut out, and the depression was raised.

B. *Rec Center*

The Rec Center has its own HOA, which owners are encouraged to join and become an active member.

B. *Speed Bumps*

Quotes have been received for different types of speedbumps, as permanent speedbumps are not an option due to the current plowing situation. However, there is likelihood that due to lack of drainage speed bumps would cause freeze/melt spots that would be an issue all year. Kate Lapides suggested using the green child signs. Eric Black recommended sending out a mass communication to renters about this issue as well.

VII. NEW BUSINESS

A. *Roofing*

The roofs are nearing the end of their documented useful life but there has not been a need for any significant repairs. The Board has received quotes for roof replacement and roof repair. Another company will be asked to provide an assessment of the roofs and recommendations for extending their useful life.

B. *Parking*

There have been multiple emails sent out about parking issues. The property is two spots shy of being able to allocate one spot per unit. The cost to turn the lawn between 254 and 252 into a parking area would be significant and would not provide enough additional

spots. The recommendation is to communicate to owners and renters that they are allowed one vehicle, and the second vehicle must be moved every 24 - 48 hours if they have two.. Cars left in the same spots can become an issue for snow removal and need to be moved frequently during the snow season.

C. Landscaping

There were conflicting owner comments about the current landscaping work. Linsey Hempel felt the service had deteriorated since switching companies. There was a suggestion to get a quote for upgrading the irrigation to ensure the areas are being watered. Linsey Hempel also clarified that the owners whose water feeds into the irrigation system will only pay the base water charge, and Lakeside will reimburse the irrigation bill. Eric Nicholds stated that grass and greenery are difficult to maintain at the property, and it is very hard to find a landscaping company willing to work on the property. Eric Nicholds also noted that Colorado is trying to push native grasses that are drought resistant. Danny Terrel suggested cutting back on the watering of the outer horseshoe.

Action Item: Linsey Hempel will get information for all the ideas suggested and reach out to homeowners about this.

VIII. ELECTION OF OFFICERS

All five Board seats up were for election for one-year terms. Since there was not a quorum, an election could not be conducted. Linsey Hempel strongly encouraged anyone interested to consider joining the Board, as new ideas are always welcome. Charlotte Calder expressed interest in attending a Board meeting.

IX. NEXT ANNUAL MEETING DATE

The next Annual Meeting was scheduled for September 16, 2025 at 6:30 p.m.

X. ADJOURNMENT

The meeting was adjourned at 7:21 p.m.

Approved By: _____

Board Member Signature

Date: _____