

LAKEVIEW ESTATES VENTURE HOMEOWNER'S ASSOCIATION

MONTHLY MEETING AGENDA: July 1, 2025

APPROVAL OF AGENDA:

CALL TO ORDER:

READ & APPROVAL OF MINUTES:

FINANCIAL REPORT & APPROVAL:

MANAGERS REPORT:

Where are we on QuickBooks on-line update/accepting payments electronically/audit

Tree clean-up

COMMITTEE REPORTS:

- Architectural Control Committee – (ACC) Carol Gesalman:
- Grounds committee: Gordon Cheetum:
- Pool and Recreation Committee: Mark Smith:
- Social Committee – On hold until further notice

OLD BUSINESS:

Upscale Fisheries:

- Mural up-date, questions

NEW BUSINESS:

COMMUNITY INPUT & QUESTIONS:

BOARD TRAINING: Officer's Duties (waiting on Miffie's list)

MOVED TO ADJOURN:

LAKEVIEW ESTATES VENTURE HOMEOWNER'S ASSOCIATION

MONTHLY MEETING MINUTES: June 3, 2025 6:31pm

APPROVAL OF AGENDA: Clara approved. Gordon 2nd

CALL TO ORDER: 6:33pm

READ & APPROVAL OF MINUTES: Gordon moved to approve, Gordon 2nd

FINANCIAL REPORT & APPROVAL: Discussed setting budget to show annual budget instead of monthly. Starting next month. Discussed reserve refunding LEVHA from reserve fund for the pool expenses. Clara moved to approve. Ernie 2nd.

MANAGERS REPORT: Miffie moved to approve, Gordon 2nd.

COMMITTEE REPORTS:

- Architectural Control Committee – (ACC) Carol Gesalman- Nothing to report.
- Grounds committee: Gordon Cheetum
 - Basketball hoop was hung
 - New plants were planted
 - New bench was placed.
 - South East corner & Tri-angle looks great.
- Pool and Recreation Committee: Mark Smith
- Social Committee – On hold until further notice

OLD BUSINESS:

- Updates on special projects – see attached excel file
- QuickBooks on-line update/accepting payments electronically
- Officer Duties – Miffie has some information on duties, she will email them to the board. Tabled till next month.

NEW BUSINESS:

- Upscale Fisheries: Come in to next meeting to explore making the lake a prime habitat.
- Revisit Canvas Products shade sail for the outside of the pool in the fall.
- Gordon motioned to agree that budget for the playground to be \$31,991.15 Miffie 2nd.
- Increase the budget to \$3573 for the new engraving for the Horizon drive entrance.. Miffie motioned Gordon approved.

COMMUNITY INPUT & QUESTIONS:

BOARD TRAINING: Reports
to end meeting, Ernie 2nd.Gordon moved Meeting Adjourned at 8pm.

Signed by President of LEVHA

Date

Lakeview Estates Venture Homeowners Association
Financial Analysis for January 1 to May 31 2025

Cash on hand (5/31/25)	
Operating	\$50,097
Reserve Checking	\$176,730
CD 7951	\$21,928
CD7615	\$41,844
CD7950	\$20,831
Total	\$311,430
Fixed Assets	
Buildings and Improvements (Storage shed, eqpt, office, Pool, cameras)	\$180,156
Less Accum. Depr	\$180,038
Total Fixed Assets	\$118
Accounts Receivable	
Unpaid Assessments	\$11,409
PrePaid Assessments	\$26,808

Income	% of Income	2025 Annual Budget
Assessments	\$126,585	\$303,804
All other Income	\$7,793	\$19,161
Less Reserve Contribution	\$23,492	\$60,000
Total Income	\$110,886	\$262,965
Expenses		
5000 Office Expense	\$19,997	\$24,600
6000 Pool Expense	\$29,621	\$31,580
7000 Community Room/Art/RV	\$12,354	\$22,806
8000 Grounds	\$43,138	\$113,642
9000 Administrative	\$18,472	\$58,425
9005 Insurance	\$4,974	\$11,446
Total Expenses	\$128,556	\$262,499
Net Income (loss)	(\$17,670)	\$466

291 owners x \$87 x 12 months
Office Lease, late fees, interest, RV Storage, Community Room
\$5,000 x 12 months

Manager's Report for July 1, 2025 Regular Board Meeting

-Pool/Spa update: The pool has been consistently up and running and the temperature is staying around 82 degrees. We had to contact Watermark Spas a couple of times now because our chemical levels (PH, Chlorine, and Hardness) have been high, the water in the spa is consistently low, and the times they have shown up is not always on our Monday close time (10a to 2p). I talked with the front office and the tech that has been servicing our pool, so hopefully they will understand how important it is to maintain safe and ideal levels with the chemicals. I am meeting with another pool company that tests and maintains pools and spas in case Watermark doesn't work out. We are getting bids on the men's dry sauna with a timer and should have some pricing together within a week or so. Have a bid for a garage door (we'll take out two windows) from Overhead Door company and am meeting with Kooler Garage Door on Wednesday the 25th of June. I contacted a 3rd company (Monument Garage Door) and they are getting back to me with a time to meet later this week. The replacement window bid was over \$10,000 to replace all the windows, but now getting bids to adjust the window bid if we are putting a garage door in and maybe only replacing 2) windows for venting purposes. I asked Hanson Construction to breakdown his bid for the bathroom dividers and toilets, and another bid for replacing only the 2) windows and framing in the garage door. Another bid is coming for construction by Mike Vanian.

Eddy's Lawn Care has been contacted in regard to purchasing the Walker lawn mower and some of the other power tools we store over at the RV shop. I did some research on the mower and a used one can be purchased between \$4,000 to \$6,000 and the power tools (2-blowers, 2-trimmers, 2-hedging trimmers, and 1-chainsaw) are worth \$1,000 used. He made an offer to purchase the mower for \$5,000 cash or \$6,000 worth of labor, and the power tools for \$750 cash or \$1,000 labor. I told him I would be putting this in the managers' report, so the Board can make that decision. We aren't using any of the equipment (except 2-blowers and

and 1-trimmer that have been set aside already) and could benefit from him purchasing these items.

-The new website is complete and now online. The developer is waiting for the information we need to get from Grand Valley Bank for ACH setup, but should have it all done by the first of July as long as I get the confirmation from GVB that we are all set up. I updated our information last week, so we should be all caught up and current. I'll be monitoring the website and will make any changes/updates we need to do with the developer.

-Grounds update: Grounds have been looking good, and I sent in the Lakeside map to Sav-A-Tree so they can differentiate between the 4 Associations' common areas. Once we get the bid back from them, we will do another walk-around and then start adding homeowners' trees for additional bids for the homeowners. I'll reach out to the arborist and hopefully have LEVHA's bid out for the Tuesday meeting. Still have some sprinkler issues and dry spots that need to be addressed, but are staying on top of these with weekly emails to LiquiGreen on issues. We keep a few flags at the office, so if an owner or tenant knows where we are having problems, they can come by the office and get a flag and stick it in the problem area.

-Contacted the GJ Police Department in regard to getting regular updates on Calls of Service (COS) in the Lakeside Community. They will be sending me weekly COS's and as we build a database with frequent offenders, this will be a more proactive approach to violations rather than a reactive one.

Bids we have now for maintenance/updating:

-Bid for garage door in Pool from Overhead Door-\$8,000

-Bid to descale and line sewer line in root problem area behind 3133 LSW-\$5,500

-Bid to pressure wash, scrape, caulk, prime and paint Fascia on pool bldg.-\$2,800

-Pool patio chairs and tables coming in from Walmart-\$760

-File storage device coming in from Networks Unlimited-\$1,133



SavATree Grand Junction Office

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Proposal

Prepared For

Brent Britton
Lakeside

Service Address:

Topline Management - Lakeside
3150 Lakeside Dr Grand Junction CO 81506

Prepared By

Robert Rizzuto

Arborist

rrizzuto@savatree.com

Proposal Details

Date: 06/25/2025

Proposal #: 1443116

Account Key: 9251242

Recommended Programs

Plant Health Care

\$7,722.00

Specialty Treatments:

Tree Injection Treatment - Insect (City Program)

Terrace

\$1,045.00

A treatment utilizing the latest tree injection technology which places the active material directly into the vascular system of the tree. This technique is used when a tree or group of trees is physically inaccessible to standard equipment or in cases where a tree is in critical condition due to borer attack. Service Details: All Ash in Terrace HOA for borers and bark beetles. The city will cover half of this treatment up to \$500

Tree Injection Treatment - Insect (City Program)

Christiana

\$1,375.00

A treatment utilizing the latest tree injection technology which places the active material directly into the vascular system of the tree. This technique is used when a tree or group of trees is physically inaccessible to standard equipment or in cases where a tree is in critical condition due to borer attack. Service Details: Call me for a map of Ash trees. All Ash in Christiana HOA for borers and bark beetles. The city will cover half of treatment up to \$500.

Tree Injection Treatment - Insect (City Program)

Appleridge

\$1,968.00

A treatment utilizing the latest tree injection technology which places the active material directly into the vascular system of the tree. This technique is used when a tree or group of trees is physically inaccessible to standard equipment or in cases where a tree is in critical condition due to borer attack. Service Details: All Ash in Appleridge HOA for borers and bark beetles. The city will cover half of this treatment up to \$500

Tree Injection Treatment - Insect (City Program)

Levha

\$3,333.00

A treatment utilizing the latest tree injection technology which places the active material directly into the vascular system of the tree. This technique is used when a tree or group of trees is physically inaccessible to standard equipment or in cases where a tree is in critical condition due to borer attack. Service Details: All Ash in Levha HOA for borers and bark beetles. The city will cover half of this treatment up to \$500

General Tree Care

8 hour day

\$3,090.00

General Tree Care

\$3,090.00

-This will be a time and materials bid for any of the four HOA divisions including travel to and from site for three men on site

for 8 hours with lift and chipper.

-We will start trimming to ensure we meet city code of elevating trees 8' over sidewalks and 14' over roadways. After that is accomplished we will clear buildings and structures by 6' and remove deadwood 1" diameter and greater that poses a significant hazard. After this trimming is done we will then move towards reducing and thinning heavy outreaching sections to lessen the likelihood of failure.

-We will get as much if this done in a day as possible and will need multiple days per each HOA to get trees all trimmed up for safety to minimize maintenance needs afterwards.

Hazard: Animals

Hazard: Bees/Wasps

Hazard: Communication Lines

Hazard: Dogs

Hazard: Pedestrians

Hazard: Electrical wires

Obstacle: Bird bath

Obstacle: Busy Street

Obstacle: Car

Obstacle: Deck

Obstacle: Downspouts

Obstacle: Driveway

Obstacle: Electrical Boxes

Obstacle: Fence

Obstacle: Garden

Obstacle: Gutter

Obstacle: Irrigation

Obstacle: Landscape Decor

Obstacle: Neighbor Property

Obstacle: Narrow Roadway

Obstacle: Rocks

Obstacle: Roof

Obstacle: Shed

Obstacle: Sidewalk

Obstacle: Siding

Obstacle: Understory Trees and Shrubs

T-8(3)BYL/BT

	Total Amount
General Tree Care :	\$3,090.00
Plant Health Care :	\$7,722.00

Included in this proposal are 5 services for a total of **\$10,812.00**

*Sales tax, if applicable, will be added to the amounts of this proposal per your local and state tax jurisdiction. Fuel surcharges may apply.

This proposal has been provided to you on a confidential basis. We kindly request that neither this proposal nor any of its contents be reproduced or shared with any competitor without the prior written consent of SavATree.

Terms & Condition

Evergreen Clause:

To help maintain a vibrant and healthy landscape, your program is considered CONTINUOUS. This means that your program will remain in our calendar and automatically renew each year, ensuring ongoing professional care for your property. You can, of course, CANCEL AT ANY TIME by contacting us.

OUR BRAND PROMISE:

We are committed to your complete satisfaction. Should anything not be to your liking please let us know right away so we can make it right.

Fully Licensed & Insured

Tree Care Industry Accredited



Testimonials | www.SavATree.com