

Lakeview Terrace Board Meeting Minutes

Thursday, October 23, 2025

Attending: Carol Gesalman-President, Cathy Skover-Secretary, Brent Britton-TopLine Management, Jitka Jelb-Owner G307

1. Meeting called to order at 3:30pm by President
2. Brent added 2026 Budget to the Agenda
3. Agenda was approved by Secretary

Old Business

- A. Minutes of the August meeting were read by Carol G: Cathy S. approved the Minutes
- B. Manager's report was approved by Cathy S.
- C. Report on payment of dues in arrears was given showing 5 owners were paying.
- D. Granada water usage had not changed. G210 has a toilet running.

New Business

- A. Mountain West Roofing being repaired. Rain October 10 created water intrusion in 301, 201 and 101
- B. G302, G202 and G102, along with common areas in hallway, stairwell and landing were affected. In addition, some drywall popcorn ceilings and joint compound have tested positive for asbestos which add costs to this predicament. Travelers Insurance has been called in with Mountain West Roofing to discuss issues.
- C. New roof continues as of Tuesday 21 October. One half of the northside roof is removed and replacing it with foam, OSB board and sealing it. In 10-14 days, it should be completed.
- D. Dennis Enterprise has shut off water to all coolers and winterized the swamp coolers. Heat is turned on in all buildings. Leaves are being raked and blown from the gutters for City pickup.
- E. Preliminary budget for 2026 should be ready by early November. Reserve account amount transferred into that account needs adjustment. Presently \$6,560 cannot always be put into the reserve account.
- F. Maintenance: Spring painting of trim on Eldorado south side (courtyard) and Granada interior
- G. Spring painting of fascia board on carports between Sundowner and Granada.
- H. Window or screen replacement of laundry room.
- I. Replace carpet in building with Vinyl plank. Carol questions such action
- J. Bids for items F-I will be obtained.
- K. ACC request for approval: Granada 207 Brent Britton. Major remodeling of the unit including windows, doors, outlets, light fixtures, kitchen, bathroom, floors and ceilings. Approved.

Adjourn meeting at 4:15pm.

Next meeting: Thursday November 20 at 530pm in the Community Room



Date: 20 November 2025