

LEVHA BOARD MEETING MINUTES: February 4, 2025

Location: Community Room (3131 Lakeside Way)

Time: 6:30pm

Homeowners attending: 28

Meeting called to order by Tina at 6:32pm

Board members present: Tina Moore, Brenda Baecker, Clara Higgins, Mark Smith

Board members absent: Paul Crook, who had recently stepped down from his position as board member.

There was no agenda provided to the board for approval prior to the meeting. Minutes from the January 25th meeting were presented, and then approved (altered by Donna), by the board members present.

MANAGER'S REPORT (Part One):

Donna Reynolds presented several vendors she had contacted to speak on what their role was for Lakeside and what their relationship was with Donna. The Board was unaware that these vendors were contacted and placed on the agenda. The agenda was posted on the Lakeside website without board approval by HOA president, Tina Moore.

After this lengthy introduction of contractors, a Lakeside Association Member, Miffie Blozvich, interrupted the meeting by raising her hand and asking if they could please introduce the board members. The board then introduced themselves. At which point, Mark Smith explained that one board member (Paul Crook) was not present and had stepped down, leaving the board short one member.

Mark then moved to ask if anyone would like to volunteer to join the board, with a need to have at least 5 board members to make the meeting official (it was shared that the LEVAH bylaws required a minimum of 5 board members and a maximum of 9). Clara 2nd motion. Motion was approved.

Association members who volunteered were:

Miffie Blozvich

Ernest Brown

Gordon Chetum

Sher Long

Laurel Mathers

At that time, they were invited to join the current board, and all of them joined the board at the table in the front of the room and served as representatives of the board for the rest of that meeting.

FINANCIAL REPORT:

Financials were not approved or voted on due to missing information and a server issue.

MANAGERS REPORT (Part Two):

Donna Reynolds (LEVHA MANAGER) presented multiple proposals for items discussed at last month's meeting (pool locker room lockers, gym equipment, blinds, ladies shower in locker room, GJ Computers bid for new cameras).

Brenda reminded the board that committees should be formed to decide what bids to take and to look for the best option that will fit the budget for each item. Miffie suggested at least 3 bids are typical in organizations like Lakeside, practicing due diligence.

Clara made a motion to take the stone that is in the RV lot and use it as a welcoming sign to the community, placing it in an entrance point. It had been voted on by the previous board to be used for the pavilion, but it had never been done. Brenda 2nd motion. Motion passed.

The board discussed the resurfacing of the tennis courts; a pickleball court was also mentioned. It was pointed out that there are funds allocated by the previous board for the tennis courts and playground, by a community vote (made in 2022). It was suggested that this get tabled to discuss at next month's meeting.

Watermark, the LEVAH pool maintenance company, will be maintaining the pool daily. Several Association Members suggested making sure the pool and spa are checked daily to make sure proper levels are in place for safety and cleanliness. More discussion ensued with concerns from Members who use the pool regularly and it was determined that the Lakeside management would work with Watermark to ensure a safe schedule be implemented as soon as possible.

The legal letters drafted by the Davis Law Group, addressed to Top Line and Wayne Dennis, were brought up.

Wayne Dennis asked to read a written statement that he had prepared for the meeting. It included accusations of him stealing the tractor in the shed in 2024. A police report

was filed against him, without him being contacted by the board regarding this item. Letters were sent to the wrong address, so he never saw the requests to have the machinery back. He asked for a formal letter of apology from the board and requested the board release Donna Reynolds from her management position and that Tina Moore be removed from the board as well. He threatened a lawsuit in making this request.

Top Line then spoke, stating that there had been no LEVHA property removed from the office. All documents that were removed were Appleridge and Christiana's. They have no issue with giving copies when needed/requested. They are willing to sign a document stating that Appleridge and Christiana will release LEVHA of any wrongdoing. Mark motioned to no longer pursue legal action toward Wayne Dennis and Top Line Management and to write letters stating that. Miffie 2nd motion. Motion passed.

Brenda Baecker (a 2024 board member) said that when the idea of drafting a letter with the guidance of legal counsel for this purpose was presented, other board members said they did not want to go that route; all confirmed via email. The board never agreed to have the lawyer get involved. It was then discovered that Tina had decided to contact Davis Law anyway. There was a lot of concern about these letters with people in the audience and amongst current board members. People were getting upset.

Brenda motioned to end the discussion on the managers' report. Mark 2nd motion. Motions passed.

COMMUNITY CONCERNS:

Lois Dunn had asked to be on the agenda and expressed her concern about all the recent turmoil in the community. She has heard many concerning things from community interactions with Donna. Such as; improper use of documents, losing checks from community members or recording them incorrectly. Lois also mentioned that Donna had been employed at an HOA that Lois was involved with and that they had experienced issues with her there that led to Donna's dismissal.

Karen Rowe spoke about her issue with the office when she had been asking for minutes, financials, and other information from the LEVHA office, beginning in September 2024, for an owner in the community (Karen was her designated representative). Donna refused to provide it, saying she (Karen/the homeowner) had no right to this information. Karen was then directed to call Tina. Karen reached out to Tina, via text, and was also told 'no' and was threatened with a harassment charge. Karen then contacted Brenda and Clara (two other board members), to have this addressed at the February 4th meeting. The signed letter was present, and the board was confused about why this was such an issue. All members agreed that there was no need to have

made them wait for simple information from months ago. Board members were unaware of this ongoing issue until a week prior to the meeting.

Miffie Blozvich asked to be on the agenda and shared information regarding an issue with the sewer (which was determined to be on common grounds) backing up in December 2024, causing sewer water to back up in her home. She needed to have her carpets cleaned and services to fix the issue. There was a request made to be on the agenda for January, however, when she received the notice for the meeting only 3 hours before it was scheduled she was unable to make it and asked for a special meeting to have the opportunity to express her concerns to the entire board. Hence she was on the agenda for this meeting. She explained how she had a very disappointing experience with unanswered emails and phone calls to the office. Miffie was sent a letter from Donna explaining that the board had discussed her claim requesting LEVHA to pay for the invoices of service for repairs and that the board voted against it. This again caused a commotion amongst board members who knew of the situation, but were unaware of any vote being held regarding the sewer issue. Members asked Tina why Miffie was told there was a vote when no one on the board had ever voted regarding her claim.

There were a lot of questions directed at Tina; she became upset that many people were asking her why she was making decisions without board approval.

With evidence of improper actions taken by Tina as board president, and with the many complaints and accusations made with the improper management by Donna, Mark made a motion to vote Tina off the board and to give Donna notice of terminating her position as manager immediately.

Clara 2nd the motion. Board members voted. Motion passed.

Brenda made a motion to adjourn the meeting, it was seconded Miffie and the meeting was adjourned at 8:45pm.

The newly formed board convened a special meeting which was held after the formal board meeting had ended. At this meeting a new slate of board officers were appointed and voted in they were:

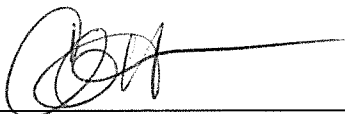
Brenda Baecker - President

Miffie Blozvich - Vice President

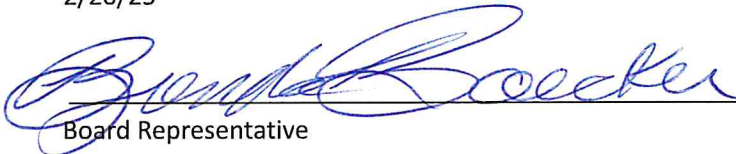
Mark Smith - Treasurer (with help from Gordon)

Clara Higgins - Secretary

Minutes submitted by:



Clara Higgins, Secretary
2/20/25

A handwritten signature in blue ink, appearing to read "Brenda Becker", is written over a horizontal line.

Board Representative
2/20/25