

*Minutes*

LAKEVIEW TERRACE BOARD MEETING May 22, 2025

Officers: Carol Gesalman, president Cathy Skover, secretary

Manager: Brent Britton of TopLine Management

Email: [lakeviewterrace@topline.com](mailto:lakeviewterrace@topline.com)

Emergency Number: 970- 243-8910 office, 970-778-2504 cell

I. Call meeting to order 5:30 by Cathy

11. Approved the Agenda by Cathy

111. Old Business

A. Minutes for March 20, 2025 meeting was read by Cathy. No April meeting.

B. Financial reports January 1 to April 30, 2025 were presented by Brent showing cash on hand, fixed assets and expenses resulting in net income of \$14,181.00.

C. Manager's report: Mountain West Roofing was repairing Sundowner roof due to water damage inside unit S309. \$4,275 was the quote to repair the issue dealing with drains.

2. Email list is up to email Ripples to owners per building or all community. The Website is done so owners can pay online the HOA fees for all the Associations at Lakeside.

3. Pool has the boiler repaired and heating. The Spa is working and has a new salt generator installed. New chairs and patio furniture are ordered.

4. Yearly maintenance washing gutters, small repairs are \$500.00 per roof. We approved the cleaning.

5. Granada roof repair using existing roof will cost \$77,203 Granada roof repair using a new roof will cost \$97,430 using new 2" ISO board, prime fabric and apply Puma XL coating. In discussion a new roof was chosen.

6. Dooty Calls Dog waste pickup: An Initial cleaning fee is \$50 then \$25 per week.

7. Brent and Sav-A-Tree on 5/21/25 walked the community checking tree trimming, watering, pesticides and maintenance. A proposal is to come. Trees need more water around Terrace. Rocks were not good for the trees according to the arborist.

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D. Dues in arrears were communicated to owners and given notice they need to be paid or there will be a lien put on the property. April 30, 2025 A/R paid \$17,061. May 22, 2025 A/R \$5,944 paid.

E. By laws were completed and prepared to send in Word document to Brent.

#### IV. New Business

- A. Dusty Higgins made a request to put in vending machines for snacks in the Laundry room. A survey was taken but voted down.
- B. ACC request from 103 Sundowner *approved may ↑*
- C. Rules for the grills on the balconies specifically are gas containers no larger than 2.5 lbs. effective Sept.1.2025.

V. Meeting adjourned at 6:45pm.

Next meeting Thursday June19, 2025 in the Community Room at 5:30PM.

A handwritten signature in black ink, appearing to be "C. Higgins", written in a cursive style.