

Lakeview Terrace COA Minutes

Thursday, August 31, 2023

Attendance: Jennifer Pazour (President), Carol Gesalman (Vice President), Robyn Jakowski (Treasurer), Kim River (Secretary), Donna Reynolds (Manager), and a few homeowners/members also attended.

Meeting called to order at 5:40pm by Jennifer.

Donna provided invoice for pipe repairs in Sundowner 110 and presented estimate from WSCS LLC for remaining repairs. Board discussed the estimate included items that association may not be responsible for and requested an updated estimate for repairing the drywall and paint only for the portion that was damaged or removed during the pipe repair. Board requested that Donna get another estimate and to find an appraiser to assess the value of room due to the apparent condition before leak was reported. Owner may be responsible for remainder of repairs. Kim motion to approve another estimate and appraisal, Robyn seconded, all in favor.

Donna reported the trees on the north side of Eldorado need water and she has been watering them by hand. Suggested some type of irrigation be added to keep the trees alive. She will research and present estimate at future meeting.

Donna reported 5 decks were repaired this summer. Board discussed that an evaluation of all decks be completed as we are unsure of was discussed between Karen and the contractor previously. Tabled for future review.

Donna reported Briarwood 307 had a window leak and it was determined the siding and fascia seal needed repaired. Wayne added sealant to outside of window and owner was made aware that further window repair is their responsibility.

Donna reported that the Briarwood sprinkler issue was a bad wire on the timer and has been replaced.

Several light bulbs in the parking areas need replaced. Donna will coordinate with Jerry & Shauna to get that completed.

Robyn reported that the 2022 tax return still had errors and she is meeting with the accountant and Stephanie on September 19th. Discussed evaluating accounting firm and tabled for future meeting.

Members were asked for comments and a brief discussion was held.

Regular meeting adjourned 6:30pm.

Board resumed meeting in Executive session at 6:30pm.

Board reviewed minutes for meetings on July 20th, July 31st and August 6th, 2023. Robyn motion to approve the minutes, Carol seconded, all in favor.

Kim stated she is under contract to sell her unit and will no longer be a member of the association or the Board as of September 15, 2023.

Robyn motion to adjourn, seconded by Carol, all in favor.

Executive meeting adjourned at 6:50pm.

