

Minutes for Lakeview Terrace COA
Regular meeting of the Board of Directors
January 19th, 2024

Call to Order

The meeting was called to order by Lakeview Terrace President, Jennifer Pazour, at 5:35 pm.

Attendees

Board members Carol Gesalman, Jennifer Pazour, Robyn Jankoski were present. Donna Reynolds Office Manager and two homeowners also present.

Minutes

The October 2023 minutes were not discussed. These will be presented at the next Board Meeting.

Financial Report

The final review of the financials was presented by Robyn. Jennifer made a motion to approve, Carol seconded, all in favor.

Manager Report

Presented by Lakeside Manager Donna Reynolds.

Violations

- Tow homeowner's in Terrace parking Rules and Regulations. Owners have been spoken to, given written warning with Rules and Regulations included. If they remain in violation they will be towed.
- Terrace homeowner continuously leaving garbage bags outside in front of door on deck will be addressed by Lakeside Manager Donna Reynolds.

Miscellaneous

- The El Dorado gutters have been fixed.
- El Dorado had exposed wires on light poles that have been fixed.
- New solar light replaced on steps between pool house and Briarwood.
- Lights fixed in courtyard with new Electrical. There are still a few lights ran by solar because of unavailable wiring/electrical. (Flood light directed to steps – to be purchased and installed.)
- Two decks (El Dorado 205 and Granada 308) were inspected by Jerry Redd and been observed to have in bad shape. Rick Hanson repaired them.
- Carport lights have been cleaned as well as the vent on Briarwood building formally occupied by a bird nest.
- Information provided on resident with criminal misconduct. Resident is not allowed in pool.

Projects in Progress

- Vents are going to be cleaned in laundry area as well as repainting of laundry room walls.
- Sewer line replacement in front of Granada and El Dorado. Water line hangers to be reinstalled. Wayne Dennis was approved for this task.
- We have two bids for roof replacements (by GJ roofing and Full Curl). Donna will follow up on how long the bids are good for.

New business

- Discussion of dog waste. Grounds will clean this up. Mention of how this is in violation to HOA Rules and Regulations to be added to February Ripples.
- Discussion of Policies and Rules & Regulations to be updated and signed through email thread between Board Members and Office Manager.

Adjournment

Jennifer Motioned to adjourn, Carol seconded meeting adjourned at 6:49 P.M.

Next Terrace Board Meeting will be held February 15th, 2024.