

LAKEVIEW TERRACE HOA
MEETING MINUTES

DATE: 03-21-2024

PRESENT: Jennifer Pazour
Robyn Jankoski
Carol Gesalman

Manager: Donna Reynolds

I. Meeting called to order by Jennifer at 6:35 pm.

II. Old/New Business

A. Financials

1. Robyn explained the financials.

B. Meeting minutes approved for February 2024 – Carol motioned, Robyn seconded; all in favor (aye).

C. Removal of carpet on lower floor of buildings in Terrace.

1. Motion was made by Jennifer to Topline to do the removal after review of bids; Carol seconded. All in favor (aye), 0 (nay).

2. New motion was made to discuss carpet removal with a carpet expert. Manager will discuss with Dane at Carpet One about the removal and inform the Board.

D. Roof leak in Sundowner in Robyn's unit. Will repair after the renter leaves.

E. Grounds maintenance bids were reviewed. Jennifer made a motion to go with Liquegreen. Robyn seconded the motion, all in favor (aye), 0 (nay).

F. Discussed why Granada is more expensive than the other buildings. Manager will investigate.

G. Ivy to be removed in all buildings in Terrace and replace with rock in preparation for carpet shampooing or removal.

H. Ice buckets – it was determined that Terrace was charged incorrectly for ice buckets. Reimbursement will be made by LEVHA to Terrace for approximately \$29.00.

I. Discussed Shawna's cleaning schedule of the floors and window cleaning. Manager will discuss with her and inform.

J. Requested formal estimate for cooler installation on laundry room by Wayne. Manager will obtain from him.

IV. Meeting adjourned by Jennifer at 7:54 pm.

Next meeting 04/18/24 at 5:30 pm.

Meeting with Homeowners Granada #106 - sewer back-up held at 5:30 pm before the regular board meeting.

Unit 106 owners came to the HOA meeting to discuss the denial of their claim for the HOA to pay their deductible of \$1000.00. Claim was denied by the HOA insurance. Homeowners felt that the HOA was liable for the sewer backup. It was explained that the lines are snaked frequently to prevent sewer clogs. The sewer line was addressed immediately by the manager and Wayne Dennis within ½ of the report of the clog.

a. Homeowners complained regarding sewer gray water was not cleaned up appropriately. They explained Health Department regulations regarding sewer backups. These regulations are for restaurants which is different than for homeowners.

b. The Board of Directors reiterated their decision that they will not pay the \$1000 deductible.


Jennifer Pazour