BOARD MEETING MINUTES

LAKESIDE TOWNHOUSES ASSOCIATION

MONDAY, AUGUST 31ST, 2026, AT 3:00 PM BY ZOOM

Approved

1. **Call to Order:** The meeting was called to order at 12:03 PM by Joseph Oates.

2. **Verification of Quorum:** Quorum of the Board was verified with the following directors were present: Kyle Oberkoetter, Peter (PJ) Jaycox and Brenda Bathke. Also present were Danielle Smith, Lindsay Rosenfeld, Brenda Rivas, and Joseph Oates of Integrated Mountain Management.

3. **Approval of Board Meeting Minutes:** No meeting minutes to approve.
4. **Financial Review:** Joseph presented the financials as of 7/31/2026 and reported $50,611.46 on the operating, $47, 330.54 in the reserve, and $444,471.66 in the investment accounts. A variance was reported due to the seal coating and striping that was completed throughout the association.

5. **Discussion and Action Items:**
    a. **Painting Lakeside Drive buildings:** The estimate to paint buildings at Lakeside Drive was presented at $111k. IMM will obtain another estimate to exclude the painting of the decks.
    b. **Tree work:** 9 dead trees have been removed. Replacements discussion was tabled until Spring 2027.
    c. **Review decks/responsibility:** Kyle will reach out to structural engineers to obtain an evaluation of which decks should be addressed first, scope of work, and cost.
    d. **Individual HVAC submittal:** Owner answered Board questions and will obtain additional information as requested by Board including size of conduit that will be run up on the exterior cladding.

6. **Additional Business:** A homeowner asked about the Association completing a mosquito treatment, to which Board responded that the area by the lake is owned by the Town. Board will also wait until the Town has finished the bike path to discuss dog waste stations.

7. **Executive Session (If Needed):** NA

8. **Actions from Executive Session (if applicable):** None

9. **Adjournment:** With no further business brought forward, the Board Meeting adjourned at 1:23 pm.