**Lakebreeze Villas Townhome Association  
Board of Directors Meeting  
June 30th, 2020**

**MINUTES**

Call to Order at 7PM

Roll Call: Board Members present: Horst Stange 55, Mary Batal 41

Homeowners Present: Marla Keper 27

Brian Arnold represented Bluestone Management

Mary motioned to approve agenda as amended, adding sealcoat bids as item D under new business, Horst 2nd, all in favor.

Mary motioned to approve minutes as presented and waive the reading, Horst 2nd, all in favor.

Management Report

Current Financials: Management reviewed financials and customer account balances, association operating within budget for 2020 through May, Horst motioned to approve, Mary 2nd, all in favor.

New Business

Project Sharing: Management and the board reviewed project sharing ideas where the association will pay 60% of a project and homeowners will be billed individually to make up the difference. Potential future projects of this nature: garage painting, door painting, seal coating.

Tree Trimming: The association will complete tree trimming by request this year and budget for a major tree overhaul in 2021.

Landscape Improvements: Bluestone is still working through a list of landscape replacements, will provide board with a list of planned plantings so it can be provided to homeowners. Homeowners will receive a note on their door regarding new plantings so that they may water once planted.

Sealcoating: the board reviewed 3 bids for sealcoating the driveways. Horst motioned to approve Peterson for $2175 with a $30 Special Assessment, or shared cost charge to each homeowner, the association covering 60% and homeowners covering 40% with the Special Assessment shared cost, Mary 2nd, all in favor.

Old Business

Deck Staining Date: Deck staining is under way. Management will complete inspection of decks and notate any items they would like addressed by the vendor.

Homeowner Forum: back fill needed around the curbs at the association. Plantings still being worked on by Bluestone and will send list to owners of expected plantings near there unit. Bluestone will post notice on the door for watering.   
Motion to Adjourn: Horst motioned to adjourn at 7:55PM, Mary 2nd, all in favor.