



Lakebreeze Villas Townhome Association  
Homeowner Meeting Minutes

**All in favour:** AYE

**VI. New Business**

- a. **2022 Budget Planning**—Budget approved with modifications that Brian will send to the Board and Homeowners for review.
  - Reduce Reserve Fund from \$28,000 to \$25,000
  - Increase Management Fee expense to \$10,200 from \$7,200
  - Add a line for SSA Roofs—CAPEX income and expense lines to account for the special assessment revenue and expense on the budget.
- b. **Sprinkler and Alarm Inspections (16 OCT)** Julie from International Fire sent a time schedule by building. Brian will send copy.
- c. **Management Changes.** Bluestone Management is resigning as the Management Company for Lakebreeze Villas.

Board is reviewing options for a new Management company. Need to make a decision within next 30 days to promote turnover of  
Contracts, financials, customer balances, etc.

**Motion to approve New Business:** Jim Sherer

**Second:** Horst Stange

**All in favour:** AYE

**VII. Old Business**

- a. Roof SSA Update.
  - Vote passed.
  - First invoice will be sent in January 2022 and will need to be paid by September 1, 2022 for work to begin.
  - Roofs to be evaluated in the Spring and 3-5 vendor quotes to be obtained.
  - Brian to share the initial quotes provided as part of the turnover of documents to the Board and new management company
  - SSA will be for three years.

**Motion to approve Old Business:** Jim Sherer

**Second:** Horst Stange

**All in favour:** AYE

**VIII. Homeowner Forum**

**Unit # 7** Chris Cross. Thanks Bluestone for their service. No other comments

**Unit # 12** Dennis Burns. Thanks Bluestone for their service. Asked if SSA will be finished in 3 years. The pillar cap in his courtyard is loose; asked for it to be repaired.

**Unit #17** Jerry Stevens. No questions or comments.

**Unit # 19** Loretta Langer. Asked Brian to check work done on her walkway. Brian will be onsite on 10/7 and will stop by to review.

**Unit #27** Dave Keper. No questions or comments.

**Unit #25** Annette Overman. Asked about costs for roof work and when with new roof assessment be completed. Requested paint color to have some bare wood around doors painted before winter.

Brian will check when onsite on 10/7. Asked for the terraced wall next to #24 to be powerwashed and new plants added. There is no room in budget. This could be a community service project. Will add this to the newsletter as an opt-in project for homeowner private contribution.

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Brian added that speed-humps will be removed in approximately 30 days and will need to be stored/transferred to the new management company.

**IX. Motion to Adjourn.**

**Motion to Adjourn:** Jim Sherer 8:13pm

**Second:** Horst Stange

**All in favour:** AYE

**Next Meeting Dates**

Tuesday, December 7, 2021, 7pm via Conference Call—Budget Approval Will look to find a public meeting room for in person session.

Tuesday, January 11, 2021, 7pm via Conference Call