

Lakebreeze Villas Townhome Association
Homeowner Meeting Minutes

Date: 7 December 7pm CT

Location: Ela Public Library, Main Conference Room

Attendance:

#3 Zawacki		#4 Poklop		#5 Kenneth IP		#6 Harrington		#7 Cross	
#8 Vandeneysel		#12 Burns		#14 Kriscke		#16 Stock		#17 Stevens	
#19 Langer	x	#21 Razes		#24 AH4R		#25 Overman	x	#26 Surbhi	
#27 Keper	x	#28 Eickelberg		#29 Haidu		# 38 Sherer*	x	#39 Baigorria	
#41 Riley *	x	#42 Mastores	x	#44 Stodden	x	#53 Cardenas		#54 Connor	
#55 Stange* Phone	x	#56 Zamair		#57 Breeman		#58 Gray		Bluestone	x

*Board Member

Rob Baran, Carlynn Management, attended

I. Call to Order Meeting called to order at 7:02 pmCT by Jim Sherer

II. Roll Call

III. Approval of Agenda:

Motion to approve Reading of Minutes: Jim Sherer

Second: Horst Stange

All in favour: All approved.

IV. Reading of Minutes of Previous Meeting (or waiver of) & Approval

Reading of minutes was waived.

Motion to approve Reading of Minutes: Jim Sherer

Second: Horst Stange

All in favour: All approved.

V. Management Report

a) **2022 Budget Review and Approval**

b) As of Nov. 30, 2021, HOA accounts are:

BMO Reserve	\$ 5,090,30
Roof Replacement Fund:	\$ 14,590.52
Harris Working Account #2274	\$ 40,255.36
Harris Reserve Account #2282	<u>\$ 62,517.22</u>
Total Checking/Savings	\$122,453.40

Total Income, Actual v. Budget = Budgeted \$127,545 vs. Actual \$127,545.00 or 1.0% behind of budget

Total Expense, Actual v. Budget = Budgeted \$101,399.19 vs. Actual \$96,911.98 or \$(4487.21) below budget*

*Excludes \$16,271.78 in Non-Budget/Emergency Repairs

Net Income, Actual v. Budget = Budgeted \$26,145.81 vs. Actual \$13,239.63 or \$(12,906.19) below budget.

Motion to approve New Business: Jim Sherer.

Second: Horst Stange

All in favour: All approved.

a) **Current Financials**

VI. New Business

2022 Budget Review and Approval

Motion to approve New Business: Jim Sherer.

Second: Horst Stange

a. **All in favour:** All approved.

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New Management Company Introduction

Rob Baran from Carlynn Management attended the meeting to introduce himself and the Carlynn Management Services Co. who have been retained on a one-year contract with two, renewal options. Based upon performance, during the October Board Meeting, we will renew or provide notice to Carlynn for the next's years contract renewal.

Carlynn will be sending packets to the homeowners with information regarding ACH and payment instructions, contact details, etc... Based upon feedback from homeowners present at the meeting, it was decided coupon books would not be mailed for the HOA monthly dues.

Jim will update the Lakebreeze Villas website with information before year-end.

Brian (Bluestone) and Rob (Carlynn) will be doing the turnover and transition activity during December.

VII. Old Business

N/A

VIII. Homeowner Forum

Unit #. 25 Annette Overman. Asked if Carlynn would share a list of preferred vendors to homeowners. Rob advised this would be provided and Jim will list the service providers on the HOA website. Be advised, if a homeowner engages a service provider, it is at their own expense and volition. The HOA nor Carlynn are responsible for the work or costs; this is completely the Homeowner's responsibility.

Unit # 42 Cathy Mastores. Asked for an Engineer review of her unit as it is attached to Unit #44 which has known/identified structural problems. Wants her unit to be noted on record as having some issues that are believed to be related to the Unit #44 problems. The Board and Bluestone are working with the insurance company to provide a claim case for the damages to unit #44.

Unit # 44 Mike/Bridget Stodden. Asked when there will be a recommendation for the fix of the problems on their unit. The Waldmann Engineering report has been reviewed but we need to meet with Waldmann for recommendations for a remediation plan, including a scope of work, cost estimates and recommendations for qualified contractors to complete the work.

IX. Next Meeting Dates: Locations to be determined.

Tuesday, 11 January, 2022, 7pm Board Elections

Tuesday, 12 April, 2022, 7pm

Tuesday, 12 July, 2022, 7pm

Tuesday, 13 December, 7pm Budget Approval

X. Motion to Adjourn 7:38pm CT

Motion to approve: Jim Sherer

Second: Horst Stange

All in favour: All Approved.

Executive Session.

Contract for Carlynn to be signed