

Lakebreeze Villas Townhome Association
Homeowner Meeting Minutes

Date: Tuesday, 4 April 2023: 7pm

Location: Ela Area Library, Study Room #6

Attendance:

#3 Giordano		#4 Poklop		#5 Kenneth IP		#6 Harrington		#7 Cross	
#8 Vandeneysel		#12 Grewal		#14 Branding	X	#16 Stock		#17 Stevens	
#19 Langer		#21 Razas		#24 AH4R		#25 Overman	X	#26 Surbhi	
#27 Fiorier		#28 Eickelberg		#29 Citro		# 38 Sherer*	X	#39 Baigorria	X
#41 Riley *	X	#42 Mastores		#44 Stodden		#53 Cardenas		#54 Connor	
#55 Stange*	X	#56 Zamair		#57 Breeman		#58 Gray			

*Board Member

I. Call to Order 703PM JIM

II. Roll Call

III. Approval of Agenda:

Motion to approve Agenda and waive Reading of Minutes: JIM

Second: HORST

All in favour: YES

IV. Treasurer's Report (Horst)

General Accounting Review

General Fund, Working Account	\$ 121,435.92	(includes insurance payment for \$41,951.03)
General Reserve	\$ 80,000.18	
Roof Reserve	\$ 998.06	
BBT-Operating	\$ 1489.15	Rick to review and advise
BMO Reserve 2965	\$ 1500.00	
Total	\$ 202,434.16	

Motion to approve Treasurer's Report: Mary

Second: Jim

All in favour: YES

V. Management Report

- Roofs
 - Roof Assessments due June 1, 2023, separate email notice will be sent to all owners.
 - Phase 2 Buildings: in 2023 are for Units 3-7, 4-8 and 17-21. [Paid deposit early to hold the quoted price from last year.](#)
- Rules & Regulations Reviewed and Board approved. [Will be posted on Website.](#)
- New Resident and Guest Parking tags. [Tags have been ordered and will be distributed upon receipt \(expected w/c April 17\). Parking restrictions will be enforced in 2023. Vehicles without a resident or guest parking tag will be towed at the owner's expense.](#)
- Spring Walk About. [Anyone is welcome to join the Board for the Spring inspection.](#)
 - Set date-- [Sunday, 23 April at 9am](#)
 - List of Projects
 - Tree removal/replacement
 - Tru Green Application
 - Speed hump installation, [completed 4/12/23](#)
 - Railroad ties for dog walk area
 - Deck review

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- Retention Pond Landscaping (prairie wildflowers)
- Power washing brick retaining walls
- Sprinkler room doors & frame paint & repair
- Sprinkler room rails—painting at 7, 8 and 41
- Shed installation

Motion to approve Management Report: Jim

Second: Horst

All in favour: YES

VI. Old Business

- **Update on Unit #44 Insurance Claim** for Sprinkler Room Flood. (Horst) We won the claim with Farmer's insurance. They have paid \$41,951.03. The deposit has been paid to the contractor and building permit application has commenced. Expecting to start the work by June 1.
- **Owners Proof of Insurance.** Homeowners are required to provide a copy of their Homeowner's policy declaration page each year as proof of insurance. 15 of 29 have provided information.
- **Contact Information:** Contact information sheets were sent to homeowners in January. 19 of 29 have been returned. Notice will be sent to homeowners via USPS. Added information in the March newsletter. Parking restrictions will be enforced in 2023. Vehicles parked in visitor spaces overnight will be towed at the vehicle owner's expense if a visitor or resident tag is not clearly displayed in the front window. If the BOD cannot match the vehicle to the Owner's contact sheet, the vehicle will be towed.

Motion to approve Old Business: Jim

Second: Horst

All in favour: Yes

VII. New Business

- New Documents Section has been created on the Website
- Elections:
 - 2 BOD positions open
 - Notice sent on 26 March with candidate forms being 4 April. No responses received as of 4/4/23. No ability to have an election. Current seated Board members will retain their positions.

VIII. Homeowner Forum

Unit # 14, Fred. Asked for the foundation crack be reviewed during the Spring Walk About.

Unit #

Unit #

X. Motion to Adjourn: Jim 824pm

Second: Horst

All in favour: Yes

Meeting Schedule (unless otherwise noted, meetings will be at Ela Library)

Tuesday, 10 January 2023, 7pm Annual Budget Meeting –Rescheduled to 2/15/23

Tuesday, 4 April, 2023, 7pm Quarterly Business Meeting

Tuesday, 11 July, 2023, 7pm Quarterly Business Meeting

Tuesday, 10 October, 2023, 7pm Quarterly Business Meeting

Tuesday, 12 December, 2023, 7pm Quarterly Business Meeting