Lake Ridge HOA Board Meeting

12 OCTOBER 2022 / 8:00 PM / by Zoom

# Board Members Present: Lourdes Hartrick, Dan Lubben, Bill Mangum,

# Diego Morales, Marlene Lee

# Quorum Present (y/n): Y

# Others Present: Liz Craig, Ubora Management

**Call to Order:** The meeting was called to order by Lourdes Hartrick

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# Agenda

## Follow-up on Action Items - September 23, 2022 meeting

* Report on Waste Management contract - Lourdes

Called; hasn’t heard back from the rep. Ms Ramirez hasn’t replied to emails. Lourdes will call again, Oct 13, to get a copy of the current contract and the new contract. Also, she will call around to find other companies.

* Report progress on finding an attorney to draft amendment to Bylaws - Liz

We are currently at 47.92% owner-occupied units. Received 2 referrals; Called both and waiting for their response. Liz will call again. Lourdes will check with someone she knows who may be available. Charges about $100/hr

* Roof leak is coming from the flashing around the pipe on the roof. Report on roof repair bids: Cascade Roofing coming out to examine. Prefers to go from the inside out. He is coordinating w/ Ben to go into his unit. snow removal bids: Liz has reached out to 6 companies. They will contract to do parking area and sidewalks @ $750 each time. Liz and Lourdes will continue to make calls.
* Report on Xfinity live streaming problem Still having buffering on live stream, but ok for now
* On Sep 29, Jared Christenson and Liz met with Michael Cazanave. Michael now has access to the website. He will post updates we give him.

## New Business

* Property Mgmt’s report: Liz’s email of Fri, Sep 30: East bench looks good. Drew is a really good worker, making great progress. Cleaning out the south side should help discourage the homeless using that area. Stewart’s, Buffo’s, and landscaper have commented we’re having a problem w/ dog droppings not being picked up. Will post a rules reminder on Facebook & in a newsletter w/ the monthly statements that the fine is $150 per violation and request compliance.

Street parking restriction: No new information yet

Cease and desist letter: No letter for now. If something happens, then we’ll send a letter.

Carport repairs status: Supplies have been ordered

Other: Light bulbs need to be purchased. Liz will purchase them, then submit a receipt for reimbursement by HOA check.

Holiday decorations removal: Liz will check the CCR & Regulations about removal requirements.

* Treasurer’s report: We have been using Evelyn Johnson’s QuickBooks software. We need to research the cost of purchasing QuickBooks for Lake Ridge HOA
* Discuss towing company contract, possible changes: If we are going to change companies, we need to give notice by Nov 28th or 29th, or the contract will auto renew. Lourdes will talk with Bodie about services to include in the contract. Also, discuss tenant parking situation (such as owner towing as in Lance’s case) and see if Bodie has any suggestions for a resolution.

Ideas for solving the lack of available parking.- Tabled

* Discuss the process, who will review the website and submit update items to Michael? Every board member can check the website for changes needed, submit changes to Liz and she will send them to Michael.

Discuss Facebook page ideas: The Facebook page is a private group. The administrator will screen submissions for appropriateness. Owners and tenants can submit a post.

* Goals to be completed before winter to benefit the complex:
  + stabilize the hillside,
  + landscaping needs,
  + paint red curbs & parking numbers- before winter snow. Liz has paint and stencils, will start this week
  + Light bulbs- will be replaced by November 1
* Review insurance coverage and bonding (Bylaws Article VII)- Tabled
* Which board member contributions will be considered “volunteer,”- Tabled
  + Which will be compensated?
  + How will compensation be made?
* Discuss property management contract questions/concerns- Tabled

Next meeting: Wednesday, October 26, at 8 pm on Zoom

Meeting adjourned at 9:50 pm MDT

Minutes recorded by Marlene Lee