



D A Y B R E A K

**LAKE VILLAGE CONDOMINIUMS OWNERS' ASSOCIATION
OPEN BOARD OF DIRECTORS
MEETING MINUTES**

The Open Meeting of the Lake Village Condominiums Owners' Association was held May 25, 2017 at the Daybreak Community Center.

Board of Directors present were:

Ty McCutcheon, President
Rulon Dutson, Treasurer

Management Company present were:

Mary Chamberlain, Sub-Association Manager
Abby Frampton, Administrative Coordinator

Call to Order:

The Lake Village Condominiums Owners' Association Meeting was called to order at 6:05 PM by Ty McCutcheon.

Zero Harm Share

Today's topic of discussion for Zero Harm Share presented by Ty is "How can you keep safe while doing spring yardwork?" Resident and board members discussed: watch out for spiders while gardening & wear protective gloves, be aware of low-lying tree branches, look out for wasps, wear safety glasses, stretch appropriately to avoid overexertion and use sunscreen.

Reports:

Management Report Review– *Mary Chamberlain presented to the Board*

- i. **Swallow and Pest Concerns:** There has been concerns by many of the residents of nesting in the condo buildings by swallows. Kirk Romney with Thorn Pest Solutions was invited by Management to provide a presentation about swallow abatement options, as well as a proposal for abatement options. Mr. Romney discussed the habits of these birds and that they will always return to their same nesting area from year to year-so this will likely be an ongoing issue in this particular area. Mr. Romney suggested talking to the builders and/or the developer about being mindful of this when designing buildings in this area. Mr. Romney's proposal for additional bird netting for one building was \$4,733. Throughout this discussion, Board members discussed ideas for alternative ways to deter the birds from nesting in the condominiums, such as creating a habitat for the birds on the lake or surrounding areas. Mary Chamberlain from the Management Company addressed how the staff has been manually spraying the nests with a high-powered hose as they were being built, as well as working with LMS to install streamers, owls, etc. and closely monitoring the situation. Doug with LMS said his team could spray the nests weekly as needed until they migrated away from the area after nesting season. The Board also recommended that the Master Association notify residents of the presence of the swallows and methods for managing them.

Motion: A motion was made by Rulon Dutson, seconded by Ty McCutcheon to pay LMS an hourly fee not to exceed \$1500.00 for the power washing of nests on a weekly basis *as needed* throughout the summer to control the swallow nesting concern.

- ii. **Landscaping Update:** Doug with LMS updated the Board on landscape maintenance within the Association. He informed the Board that the irrigation line that was damaged during construction by QuestStar, a vendor hired by Destination Homes, had been repaired and the system is now working correctly. LMS will invoice Destination Homes directly for this charge. Doug from LMS also mentioned that the builder has landscaping areas that need to be completed.
- iii. **Parking:** The residents commented that there has been a vast improvement in the parking restricted area in Boathouse Circle, since most of the construction in the area has been completed.

Financials – *Mary Chamberlain reported to the Board*

- i. Review of the unaudited monthly financial statements for March and April, 2017
- ii. Review of the Budvar Report
- iii. Review of the Reforecast Report

Motion: A motion was made by Rulon Dutson, seconded by Ty McCutcheon and unanimously carried to approve the unaudited monthly financial statements for March and April, 2017.

- iv. Review of the Delinquency Report-Abby Frampton presented to the Board
 - a. There were no homeowner accounts recommended for collections.

NEW BUSINESS

- i. Subsidy Request- 2nd Quarter. A request for a subsidy for 2nd Quarter expenses has been provided to the Board for review.
- ii. Approval of Reserve Study- A bid was presented by Complex Solutions for the reserve study. Rulon asked if the proposal that was submitted was prepared by the same company that has provided the Reserve Study for other Sub-Associations. He wanted to inquire if while doing the study we could utilize information & data on specific items that we have identified from previous studies done. Complex Solutions has done the previous reserve studies for other Daybreak Sub-Associations and will be able to easily utilize historical data from other Sub-Associations for input.

Motion: A motion was made by Rulon Dutson to approve the bid from Complex Solutions for the reserve study, seconded by Ty McCutcheon and unanimously carried to approve the subsidy request.

Open Forum:

Owners in attendance expressed questions and concerns related to: Railing installation at stairs for safety concerns, a raven potentially nesting in the eaves of their home, and questions about landscape maintenance with the native grass. Doug with LMS stated that

he would check the Ravens nest and mitigate. Ty requested that Management have additional discussions with the homeowner concerning her concerns about her handrail.

Adjourn:

There being no further business, the meeting was adjourned at 7:26 PM.

Approved and respectfully submitted by Ty McCutcheon, President, Lake Village Condominiums Owners' Association.



Ty McCutcheon, President

9.14.17

Date