

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Tuesday July 28, 2022 6:00pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

1. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: All board members present:

Proof of Meeting Notice: Posted on community communication board @5pm 2022-06-27

Roll Call:

Parcel	Owner / Attendee
1711	Julia Schwaller
1716	Ingrid Gaskin-Friar
1744	Alan Barclay
1744	Iris Barclay
1775	John Fazekas
1775	Tari Fazekas
1780	Carl Doughty
1791	Steve Widner
1808	Chelsea Brand
1816	Lisa Veta
1841	Rick Schupp

2. Financial Report – Treasurer

Discussed status operating budget, reserve and investment yield (available in report)

Motion to accept the May 2022 Fairway Management financial report

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

3. Committee Report

A. ARC Committee

1. Application process

1880 application approved (new construction)

2. Application process in review (need to ensure members have notification of application submittals)

3. ARC Charter Review

Submit to ARC to provide opportunity to evaluate requirements and provide feedback

To be reviewed next board meeting

B. Violation Arbitration Committee
Review of Carter (on file)

Motion to accept the VAC charter
Motion: John Fazekas
Second: Iris Barclay
Vote: Approved (unanimous)

C. Social Committee

1. Review of Carter (on file)

Motion to accept the VAC charter
Motion: Carl Doughty
Second: Iris Barclay
Vote: Approved (unanimous)

2. Applicants for Social Committee 2022-2023

Parcel	ARC Applicant
1708	Chelsea Brand
1736	Teri Spain
1801	Denise Klenotich
1816	Lisa Veta
1820	Jeanette Call
1864	Ruthann Hansen

4. Fairway Management

A. Informational zoom meeting for all board members on the new computer system Fairway will be implementing

- Iris Barclay and Julie Schwaller will attend

B. Requirement for BOD acknowledgement of governing documents

- In process (due by 90 days after election – 02 JUN 2022)

C. Document review: 2022 Addendum to Management Contract Laurelwood

- Review completed

D. Document review: LWFAIRWAYCONTRACT 2022-03-16

- Contract effective 29 JUL 2010 (addendum addresses contract paragraphs D,1, 2 and 3 only).

Discussed contractual services and current Board activities such as meeting minutes (para 1.a.) and determined there is a need to evaluate how the BOD utilizes the services offered by Fairway Management.

5. Status of entry electrical system maintenance (to include lighting)

Discussed the status of repairs, with several minor issues remaining – On track.

6. Status of front entrance irrigation system

Discussed the status of repairs, with several minor issues remaining – On track.

- Noted several shrubs in need of replacement – To investigate.

7. June Inspection Results

Reviewed inspection results.

Motion to accept Jun 2022 inspection results

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

8. New business

A. Independence Day entry decorations

Lisa Veta purchased bunting and flags to decorate the entry in recognition of Independence Day (decorations are also fitting for President's Day, Memorial Day, Flag Day and Veteran's Day)

A request for reimbursement of \$280.10 for materials

Motion to accept Jun 2022 inspection results

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

B. Sidewalk lifting / sinking issues resulting from oak tree root growth

Carl Doughty will host a community workshop on 26 JUL 2022 at 6:30

Note: Lisa Veta advised a local contractor is offering section replacement at \$350.00 per section.

9. Open Discussion

- A. A. Rick Schupp noted there is a community awareness that the roads are showing signs of aging, which may be mitigated with minor cost-effective maintenance (specifically noting area where the gaps between the asphalt and concrete curb are widening).

BOD noted there has been a recent engineering review and that the findings will be evaluated to determine if action is required.

10. Date for the Next Scheduled Meeting is Thursday, August 01 at 6:30pm

11. Adjournment

Motion to adjourn at 7:50 PM

Motion: Carl Doughty

Second: John Fazekas

Vote: Approved (unanimous)