

Bayview on the Lake Condominium Association
A Building Committee
October 16, 2023 Meeting
Meeting Notes

1. 2023-2024 Projects & Budget

a. Unit 103 Water Leak

Finished last spring; no further problems

b. Unit 102 Water Leak

Johnny finished the flashing along base of wall finishing the project.

c. Paint Blister Repair

Johnny finished work and did a good job.

d. Plumbing Rattle Unit 202

Has not happened since last April. The recent running of jacuzzi tub in 202 had a different sound. We will wait for the problem to show itself again.

e. Dryer Vent Cleaning (Outside Screens)

Done by McLeod. This needs to be done when we clean all the dryer vents. Clogging can take place even without a dryer connected, since other fans in bathroom and range hood discharge through these screens.

f. McLeod tile fix in east stairwell

McLeod re-installed the loose tiles in the second-floor landing in the east stairwell.

g. Other

None

h. Budget

A Building Reserve Fund was discussed. The financial reports provided by the Property Manager were good and are on an accrual basis. This means that contributions are shown as what is expected rather than what is actually received.

2. Elevator Cab

a. Graffiti on Stainless Steel

b. Paint Back of Door

c. Have McLeod do in Jan or Feb?

We request that Mike contact McLeod to see if they can do these jobs.

3. Roof Hatch Replacement

We selected McLeod to do this job. They ordered hatch assembly on August 30 and are still waiting for delivery.

4. Stair Rust Repair

- a. Paint
- b. Replace Treads (Stemper Recommendation)

We will engage Stemper for replacing the stair treads only if the rust problem shows a structural problem. **We ask Mike to contact McLeod to see if they can do a structural assessment and repair.**

5. Slider & Window Projects

- a. Results of Survey

The results of the survey are in line with what was agreed to at the last homeowners meeting. Namely, the three window projects will be done in 2026, 2027, and 2028. Each project will be funded with a special assessment made about 8 months before the project is to be built in the spring.

- b. Costs and Assessments

The intent is to assess in January or February before the project is to start in May or June. This is required because of the long lead time to order the sliders or windows and receive them.

- c. Water Intrusion Prevention

6. Chimney Inspection & Cleaning

We ask Mike to tell us who we should engage for this project. We think that this should be done this year.

7. Dryer Vent Cleaning

- a. Units with vents through larger screens (See Mike's e-mail)

We should have this done this year. **We ask Mike to tell us who is a good contractor for this job.** If the dryer vent cleaning company cannot do the outside screens, then we should have McLeod do it.

8. Flashing on Walkway Walls

We will monitor the water on the walkways to see if it reaches the walls, possibly causing water intrusion into the storage closets along the walkway. If water is found against the walls, then we should consider installing flashing in these areas.

9. Contractors for Projects – Johnny Iglehart, McLeod, etc.

Johnny is busy on a big remodel job on Whidbey Island all winter. **Janice will call him to see if he as any time for small jobs this winter.** This would be in addition to McLeod, who is here one day per month under our contract with them.

10. Tile Cleaning

We agreed that the tile etching has increased the traction and that we should keep the tiles clean to maintain this. **Janice will call Stanley Steamer to get a quote for cleaning the tile on our walkways.**

11. Elevator Phone Line

Elevator Telephone Line - Pursue changing to cellular phone option in follow up to email from Mike Fitzgerald. We ask Mike to move forward with this.

12. Other Building A Issues

None

13. Homeowners' Meeting

We will first develop a budget for the year 2024-2025. Then we should present that to the owners before submitting to the board. This will take place in December.