

Lakeridge Condominium Association
Board of Directors Meeting Minutes
June 18, 2026
2:04 pm Community Room

Call to Order- The meeting was called to order by President Cissy Richardson at 2:04 pm.

Pledge of Allegiance to the Flag

Roll Call Cissy Richardson, Rick Hoffman, Don Carradin, Paul Bell, Bill Windsor & Russ Chafee were all present.

Approval of the Minutes The minutes of the May 21, 2026 meeting were approved as written.

President's Report Many of our scheduled projects have been completed.

Next will be the refreshing of our landscaping. Many plants survived the freeze and are now displaying new growth. In late summer or early fall, the repair and seal coating of the parking lot will begin. An important upcoming decision will be the renewal or removal of the tennis court. This will be addressed in the Fall. The BOD is aware of a number of pet "accidents" in the elevator and reminds pet owners that the House Rules Book is very specific on owner responsibility to clean up your pet accidents. Volunteers serving on committees or just helping when extra hands are needed are greatly appreciated. Thank you!

Treasurers Report Paul presented the report, the following account balances as of 5/31/26:

Truist Operating- \$3657.26

Truist Savings- \$27,791.80

Regions Reserves \$30,568.71

Regions Structural Reserves- \$156,200.40

There are no units in arrears

Managers Report

Plumbing issues in the 8 stack AC drain & 5 & 9 stack laundry drain lines

Performance Coatings completed multiple floor repairs under warranty

New window leaks reported Weather Tite will be here next week

Updated Resident Registers are available

Report of the Committees:

Program Committee Muffy English gave a report of upcoming programs.

Priority Projects Tony presented a report discussing removal/refurbishing of the tennis courts. The committee is pursuing costs of both options. A walking path or dog park that were originally under consideration have been determined to not be viable options. Research will continue.

Safety and Security Committee Don discussed neighbor feeding the wild animals and also mentioned that doors have been re keyed to one key system

Social Committee Shirley discussed upcoming social events including the 4th of July Potluck that will be posted on the bulletin board for persons to sign up. Other events will be planned during the summer. Remember Birthday/Bingo is the 4th Thursday of each month.

Old Business:

Parking Lot Reseal & Repair Project Quote Review

Russ presented (4) quotes to the Board. Paul made a motion to accept Road Runner Solutions - \$21,435.56, Rick seconded. All in favor of motion. Work will begin late August.

New Business:

2025 Financial Statement

IRO CPA LLC prepared the Independent Auditor's Report. Opinion – The financial statements audited of the Lakeridge Condominium Assoc, Inc present fairly, in all material respects, the financial position of Lakeridge as December 31, 2025. The results of its operations and cash flows for the year ended in conformity with accounting practices generally accepted in the United States. A copy may be obtained by completing a request and giving it to the office or online.

Unit 603 Reimbursement

Russ read attorney's response.

After consultation with attorneys, the BOD approved reimbursement for medical expenses resulting from a fall in corridor. Motion made by Don and seconded by Rick. All in favor. Performance Coating advised.

Landscaping Renovation

Russ discussed the new proposal from Rupertan in the amount of \$1769.50 for removal, clean up and replacement of plants. A motion to accept was made by Rick and a second by Bill. All voted in favor of Rupertan proceeding with the Landscape Services Proposal.

Committee Appointments

Due to a resignation, LR committees were revised as follows with the approval of the Board of Directors.

Contracts, Maintenance & Bids Review: ADD - Don Carradin, Bill Windsor **STRIKE**- Rick Hoffman

Documents Review: ADD- Bill Windsor **STRIKE** - Glenn Newland

Newsletter: ADD-Muffy English, Ruth Boesch **STRIKE**-Glenn Newland

Priority Projects: ADD-Bill Windsor

By General Consent, the Board of Directors adopted the revised Committee List.

Open Discussion:

Tony stated that the President had cut him off during his report. The President responded, "Duly noted". Dale mentioned checking prices again on the parking lot proposal due to petroleum prices may go down, Russ will look into that. Myriam mentioned outside areas of units and the stairwells being dirty.

Various Residents of Lakeridge discussed that removing an amenity could bring the resale value of a unit down. Discussed adding pickle ball striping to the tennis court and adding a basketball hoop.

Next Meeting: July 16, 2026 at 2:00 pm

Adjournment: Paul motioned with Rick second to adjourn at 3:08 pm.

Minutes respectfully submitted by Don Carradin