

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, NOVEMBER 30, 2016 WESTLAKE CITY HALL, COMMUNITY ROOM

MINUTES

The Board of Directors Meeting of the membership was called to order at 5:31 p.m. at Westlake City Hall.

PRESENT AND FORMING A QUORUM

Michael Foore, Ann Nelson, Richard Donohue and Sandy Olsen.

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Michele Brooks, Recording Secretary, The Emmons Company
Brad Halpern, Westlake Village Mayor
9 Members

MINUTES

The minutes of the October 27, 2016 Board of Directors Meeting were reviewed. Richard Donohue made a motion to approve the minutes as amended. The motion was seconded by Sandy Olsen and passed unanimously.

The minutes of the October 27, 2016 Executive Session for legal and hearings were reviewed. Richard Donohue made a motion to approve the minutes as presented. The motion was seconded by Sandy Olsen and passed unanimously.

FINANCIALS

Tish Matthews provided an overview of the financials. Total cash-on-hand as of 10/31/16 was \$2,755,466.77. Sandy Olsen motioned to accept the October 2016 financial statement as presented. Richard Donohue seconded the motion and the motion was passed unanimously.

The delinquency report was reviewed. The Board reviewed correspondence from Lot #2804 requesting a reduction of fines. Richard Donohue motioned to reduce the fines based on the 12/21/16 hearing determination for non-compliance to \$150 for Lot #2804. Sandy Olsen seconded the motion and the motion passed unanimously.

Board agreed to send a letter to Lot #0404 asking for status per the 10/7/16 hearing determination.

PRESIDENT'S REPORT

Michael Foore presented the president's report. He provided highlights from the 11/2/16 City's HOA Presidents meeting.

MANAGEMENT REPORT

Tish Matthews presented the management report. Future board packets will include the Tenant Spreadsheet for review.

ARCHITECTURAL COMMITTEE

Richard Donohue provided a summary of the architectural committee meeting. The next architectural meeting will be on 12/7/16.

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LANDSCAPE COMMITTEE

Sandy Olsen provided the landscape committee update. The Magnolia tree by the “Serpentine Wall” was replaced. All approved landscape proposals have been completed. The missing letters on the monument will be replaced shortly. The pool fence maintenance and meshing installation will be complete in a few weeks. Ron Finkel will take over maintenance of the greenbelt pole lights. The Landscape Committee will discuss updating the pole lights at the next meeting in January. Management to obtain current copies of maps.

TREE COMMITTEE

The position of Tree Committee Chairperson is currently open.

POOL COMMITTEE

Jaye Oliver was not present to provide a pool update.

DOCKS AND WLMA

Bud Fish provided a dock and WLMA update.

GOODWILL AMBASSADOR

The Goodwill Ambassador was not present.

OLD BUSINESS

-Dock slip rental increase was discussed. (Michele Brooks left the meeting at 7:30) A motion was made by Richard Donohue that effective 1/1/2017 slip rental fees be increased by 15%. The motion was seconded by Sandy Olson. Discussion was had and passed unanimously.

Ann Nelson wanted included in the minutes that the board is being transparent about the dock loan by inviting both slip renters and those on the waiting list to the meetings where this area of business is being considered. The board will be preparing a resolution to members with options to repair the situation with regard to the loan repayment and the possibility of lowering the interest rate. Ms. Nelson would like to consider that all members participate in the community docks.

A motion was made by Michael Foore to table the following items until the January meeting: Smocking Rule, Vehicle Storage Rule. The motion was seconded by Sandy Olson and passed unanimously.

NEW BUSINESS

Richard Donohue made a motion to approve the increase to the Slade Landscape maintenance contract by 4% effective 1/1/2017. The motion was seconded by Sandy Olson and passed unanimously.

CORRESPONDENCE

The City of Westlake Village annual Neighborhood Beautification Grant Program letter was discussed. A member suggested a type of “hedge-wall” be considered along Laventa Road.

MEMBER COMMENTS

A member asked how the Smoking Rule came up for consideration by the board of directors and that there are too many rules in place. President Michael Foore stated his personal situation with where a neighbor’s cigarette smoke enters his home. The board discussed options, created a rule, notified the membership and will have further discussion before approval based on feedback from the association membership.

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NEXT MEETING

The next Board of Directors Meeting is scheduled for January 26, 2017 at City Hall.

ADJOURNMENT

There being no further discussion, Sandy Olson made a motion to adjourn the meeting. The motion was seconded by Michael Foore and passed unanimously. The meeting was adjourned at 8:03 p.m.

Respectfully Submitted,
Michele Brooks & Tish Matthews
Recording Secretary & Property Manager