

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING THURSDAY, SEPTEMBER 24, 2015 WESTLAKE YACHT CLUB MINUTES

The Board of Directors Meeting of the membership was called to order at 6:04 p.m. at the Westlake Yacht Club.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Michael Foore, Lloyd Carter, Ann Nelson and Richard Donohue.

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Michele Brooks, Recording Secretary, The Emmons Company
Deputy Robert DeSantis, Lost Hills Sheriff Department
Deputy Mike Woodard, Lost Hills Sheriff Department
12 members

GUEST SPEAKER

Deputies Robert DeSantis and Mike Woodard presented a community safety presentation. The deputies answered questions from the floor regarding various safety issues.

MINUTES

The minutes of the August 27, 2015 Board of Directors Meeting were reviewed. Richard Donohue made a motion to approve the minutes as presented. The motion was seconded by Ann Nelson and passed unanimously.

The minutes of the August 19, 2015 Board of Directors Executive Meeting for hearings and contracts were reviewed. Richard Donohue made a motion to approve the minutes as presented. The motion was seconded by Ann Nelson and passed unanimously.

FINANCIALS

Tish Matthews presented the August 2015 monthly financial statement. Management to provide detail for the Tree Maint/Landscape Repairs line item in the amount of \$1,320.99. Total cash-on-hand as of 8/31/15 was \$2,625,594.04.

Michael Foore commented on the September 2015 Financial Report. The Finance Committee "Committee" meeting on September 14, 2015 did not include a draft landscape RFP discussion.

The delinquency report was reviewed by the board. Richard Donohue motioned for final letters to be sent to Lots #0804, #3801, and #7001. Lloyd Carter seconded the motion and the motion was passed unanimously.

PRESIDENT'S REPORT

Michael Foore presented the president's report.

- He announced Michael Koslow's resignation from the Board.
- Due to the large number of agenda items to be covered, all member comments will be deferred to the Member Comments portion of the agenda.
- Announced that future board meetings will be held on Wednesdays at 6:00 p.m.
- Recognized Lloyd Carter, Ann Nelson, Contracts Subcommittee for their work on the landscape RFP.

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MANAGEMENT REPORT

Tish Matthews presented the management report. The end of year meeting date is changed from November 25, 2015 to December 9, 2015.

ARCHITECTURAL COMMITTEE

Richard Donohue provided a summary of the architectural committee meeting held on September 2, 2015. The proposed light rule and artificial turf guidelines will be discussed with the City. Richard Donohue motioned to publish proposed new architectural rule §3.7e Painting-Exterior Paint Touch-Up and revise existing Rule §1.1 Routine Repairs in the October newsletter for the 30-day member comments period. Ann Nelson seconded the motion and the motion passed unanimously.

LANDSCAPE COMMITTEE

Ann Nelson provided the landscape committee update. Tree tags have been received and are being attached. The landscape RFP for tree trimming has been started. Lot 6401 request to install a drain has been approved by the Landscape Committee Chair.

FINANCE/CONTRACT COMMITTEE

No report.

POOLS COMMITTEE

The pool committee chair, Jaye Oliver, advised that she will be meeting with the pool committee to discuss the pool areas.

DOCKS AND WLMA

Bill Kneble was not present to provide the Docks and WLMA updates.

GOODWILL AMBASSADOR

The Goodwill Ambassador gave an update.

NEW BUSINESS

- Board reviewed and discussed the Landscape RFP. Lloyd Carter motioned to publish the Landscape RFP with revisions with a 10/1/15 deadline. Michael Foore requested that if the motion is approved, the Finance Committee Guidelines adopted on 8/20/15 will be complied with. Specifically, the finance committee will review the contract prior to board approval. He noted that the landscape RFP draft was not presented at the finance committee meeting and the approved process was not followed. Contract to be reviewed by legal counsel prior to being approved. Richard Donohue seconded the motion to publish the RFP and the motion was passed unanimously.
- The Board reviewed four tree removal bids for the pine tree located behind 3835 Lake Harbor Lane. Richard Donohue motioned to accept the Urban Tree Care bid in the amount of \$1,760. Ann Nelson seconded the motion and the motion passed unanimously.
- The Board discussed brick walkway repair next to 4104 Beachmeadow Lane. Richard Donohue motioned accept a proposal for the same specs indicated on the 9/17/15 Pacific Construction proposal, with root barriers included if required, and not to exceed \$1,300 Contractor to be determined at a later date. Lloyd Carter seconded the motion and the motion passed 3-0-1 with Michael Foore recusing himself.
- Board considered lot #5804's appeal of Architectural Committee decision to move a common area tree. Richard Donohue motioned to move the tree from current location, with the Landscape Committee to determine alternative location within the community. Homeowner to provide feedback to the Board prior to moving the tree. Ann Nelson seconded the motion. Michael Foore amended the motioned to relocate the

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tree in the immediate vicinity as well as other recommended locations within the Association. Lloyd Carter seconded the motion as amended. Motion was passed unanimously.

RICHARD DONOHUE LEFT THE MEETING AT 8:20.

- Board considered lot #8101 appeal of Architectural Committee decision to deny landscape rule variance. Lloyd Carter motioned to grant a variance for landscape rule. Ann Nelson seconded the motion and the motion was passed unanimously.

HOMEOWNERS COMMENTS

A member addressed the Board requesting that they put pressure on the contractor she hired to finish the contracted work on her home. Member stated that it was her belief that the contractor was recommended by the Board. Requested the Sycamore tree behind her home be removed - Tree committee will review the request. Requested that the Association consult with neighboring associations regarding trespassing.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:34 p.m.

Respectfully Submitted, Michele Brooks, Recording Secretary