

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, JULY 23, 2014, 5:09 PM THE YACHT CLUB

MINUTES

The meeting of the Lakeshore Community Association Board of Directors was called to order at 5:09 p.m. by Sandy Olsen. The meeting was held at the Westlake Yacht Club. Notice was given by First Class mail.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Sandy Olsen, Richard Donohue, Ann Nelson, Kathleen Roth and Bob Amenta.

BOARD MEMBERS ABSENT

None

OTHERS PRESENT

Kelli Sievert, Association Manager, The Emmons Company; Michele Brooks, Recording Secretary, The Emmons Company and approximately 8 homeowners.

DETERMINE ASSIGNMENT OF OFFICERS' POSITIONS

The Board opted to retain their current positions.

MINUTES

The Minutes of the May 28, 2014 Board of Directors Meetings were reviewed. Richard Donohue made a motion to approve the Minutes. The motion was seconded by Kathleen Roth and passed unanimously.

The Minutes of the June 25, 2014 Executive Session Meeting were reviewed. The purpose of the meeting was for contract review and legal matters. Richard Donohue made a motion to approve the Executive Session minutes. The motion was seconded by Kathleen Roth and passed unanimously.

FINANCIAL REPORT

The Financial Reports for May and June 2014 were presented by Ann Nelson. Total cash on hand as of June 30, 2014 was \$2,527,434.98. A motion was made by Richard Donohue to approve the May and June 2014 Financial Reports to be filed for audit. The motion was seconded by Kathleen Roth and passed unanimously.

Kelli Sievert gave the delinquency report. The total delinquent amount as of July 16, 2014 was \$24,361.69. The spreadsheet provided by management was discussed, showing the history of delinquent owners and reflecting the current status of these accounts.

Lot #2404 – Property has been liened. Richard Donohue made a motion to commence Non-judicial foreclosure. Bob Amenta seconded and the motion was passed unanimously.

PRESIDENT'S REPORT

Sandy Olsen advised the beautification project is underway and the 3rd monument sign will be completed by next week.

MANAGEMENT REPORT

The Board reviewed a copy of the Management Report presented by Kelli Sievert.

ARCHITECTURAL COMMITTEE REPORT

-Richard Donohue gave update on new paint scheme.

-Richard Donohue made a motion to approve of the revised Carport Storage Rule in both the Architectural Rules and Rules and Regulations, membership was provided 30 day review period for comments, Kathleen Roth seconded the motion and it was passed unanimously.

GREENBELT REPORT

-Bob Amenta provided update on eliminating brown spots and rat trap update. Bob reported that his current committee members are Judith Morris, Pat Kappl, Linda Brenner, Ann Nelson, Carol Amena and Bob Amenta.

TREE COMMITTEE REPORT

-Kathleen Roth advised the Board that 3 pines are infested with mites and, per the arborist, cost to treat is \$555. Motion to approve treating the tree was made by Kathleen Roth and seconded by Richard Donohue, motion was carried.

-Kathleen Roth advised that the arborist inspected a silk maple tree and recommended either treating for disease or remove the tree completely at a cost of \$1800. A motion was made by Bob Amenta to remove the tree, motion was carried with one objection made by Ann Nelson.

POOLS

-Richard Donohue provided a pool maintenance update and advised that the LED pool light was installed.

-Richard Donohue introduced Larry Ellis as the new pool volunteer.

WLMA/ LAKESHORE MARINA AUTHORITY

-Bill Knebel reported on the current water levels and the status of the 300 and 400 dock replacement. The Board authorized the Marina Authority to prepare various options for a proposed new dock.

GOODWILL AMBASSADOR

Not present.

SLOPE REPLACEMENT AND GROUNDWATER RECTIFICATION

-Kathleen Roth provided an update regarding low-water planting and drip system installation. It was noted that due diligence was done by the Board to help rectify a groundwater matter. A sump pump was installed, drip irrigation to help reduce water and low water plants were planted on the slope all in efforts to help mitigate the groundwater. The project is now complete.

-A Thank You letter to the city regarding the approval of the beautification funds was recommended by the Board.

JOINT BOARD

Orville Kellman was absent.

OLD BUSINESS

- **Beautification Project** -Kathleen Roth advised the 3 monument signs are almost complete and the letters were removed for paint and maintenance and will be replaced at no cost to the Association. Additional gardens were added to monument 1 and a new sign at Lake Harbor and Watergate was installed due to grant funds.

-Monument lighting options were presented.

-Committee is currently looking at bids for a low-wall sign on LaVenta to make more visible.

NEW BUSINESS

No new business.

HOMEOWNERS COMMENTS

The floor was opened to homeowner's comments. Comments included the following:

-Concern regarding recent auto burglaries around the Viewlake area. Homeowner inquired about installing security cameras; Board advised not an option due to cost and ineffectiveness. Homeowners were advised not to leave valuables in vehicles and to lock vehicles.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:14 P.M.

NEXT MEETING

The next Meeting is September 24, 2014, Yacht Club.

The Board does not meet in August.

Respectfully Submitted,
Michele Brooks, Recording Secretary