

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, JANUARY 22, 2014, 5:00 PM THE YACHT CLUB

MINUTES

The meeting of the Lakeshore Community Association Board of Directors was called to order at 5:04 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 and Kathleen Roth.

BOARD MEMBERS ABSENT

Bob Amenta.

OTHERS PRESENT

Ilene Decker, Association Manager, The Emmons Company; Kelli Sievert, Recording Secretary, The Emmons Company and approximately 7 homeowners.

MINUTES

The Minutes of the November 20, 2013 Board of Directors Meeting were reviewed. Richard Donohue made a motion to approve the Minutes as presented. The motion was seconded by Kathleen Roth and passed unanimously.

The Minutes of the November 20, 2013 Executive Session Meeting were reviewed. The purpose of the meeting was for contract review. Ann Nelson made a motion to approve the Executive Session minutes as presented. The motion was seconded by Richard Donohue and passed unanimously.

The Minutes of the December 17, 2013 Executive Session Meeting were reviewed. The purpose of the meeting was for contract approval. Richard Donohue made a motion to approve the Executive Session minutes as presented. The motion was seconded by Kathleen Roth and passed unanimously.

FINANCIAL REPORT

The Financial Reports for November and December 2013 were presented by Ann Nelson. Total cash on hand as of December 31, 2013 was \$2,677,018.38. Ann noted that there are currently ten CD's invested. It was also noted that one CD is set to mature in April. A motion was made by Richard Donohue to approve the November and December 2013 Financial Reports to be filed for audit. The motion was seconded by Kathleen Roth and passed unanimously.

Ilene gave the delinquency report. The total delinquent amount as of December 31, 2013 was \$28,555.81. The spreadsheet provided by management was discussed, showing the history of delinquent owners and reflecting the current status of these accounts.

Lot #3801 - Richard Donohue made a motion to proceed with a lien against the property for delinquent assessments. The motion was seconded by Kathleen Roth and passed unanimously.

Lot #6101 – A discussion was held regarding the foreclosed property. The redemption period expires on February 23, 2014. It was noted that the Board authorized in executive session to proceed with eviction.

Lot #2404 – It was noted that a payment of \$1,000 was received and the lien was put on hold.

PRESIDENT'S REPORT

Sandy Olsen provided a brief update on the Joint Board.

MANAGEMENT REPORT

Ilene stated that management posted the Agenda, Minutes and revised Rules and Regulations and Architectural Rules to the community website; Newsletter was prepared and mailed with invoices; Delinquencies and the SBS accounts were monitored, updating the delinquency log; Sent letters for Architectural Committee including eight hearing notices; Continued work on French drain, had several onsite meetings with contractor, hydrologist and board members; Met with Steve Reich about earthquake insurance renewal; Obtained legal opinion regarding dock fees and delinquent assessments per Board direction; had various communications with the attorney, committee members and homeowners.

ARCHITECTURAL COMMITTEE REPORT

Richard Donohue advised there are thirty-one outstanding applications/violations. Eight hearings were scheduled as a result of the 2013 Annual Walk Through, seven were completed prior to the hearings. It was noted that the revised Rules and Regulations and Architectural Rules have been posted to the community website.

LANDSCAPE AND TREE COMMITTEE REPORT

With Bob Amenta absent, Kathleen reported on various landscape and tree items. Richard Donohue made a motion to approve a proposal from Slade Landscape for \$2,240.00 to plant fourteen (14) crape myrtle trees on the walkway behind Beachmeadow. The motion was seconded by Kathleen Roth and passed unanimously. Richard Donohue made a motion to approve two (2) proposals from Slade Landscape, each for \$1,480.00 in install root barriers for two (2) properties on Beachmeadow. The motion was seconded by Kathleen Roth and passed unanimously. Kathleen Roth made a motion to approve a proposal from Slade Landscape for \$2,000.00 to remove twelve (12) diseased plum trees. The motion was seconded by Richard Donohue and passed unanimously. It was noted that fall pruning has taken place.

GREENBELT COMMITTEE REPORT

It was noted that several portions of sidewalk will need to be replaced near the site of the French drain. Discussion was tabled until further information is received.

POOLS

Joe Breckner stated the cost to heat pool one (1) is approximately \$1,200-\$1,300 a month during the cold winter months. It was noted that the gas budget for 2014-2015 will need to be increased in the event the Board decides to extend the pool(s) heating season. The Board unanimously approved to turn off the pool heat for February and March and will likely turn back on for April. The Board authorized Joe to look into solar heating for Pool 1.

WLMA/ LAKESHORE MARINA AUTHORITY

-Bill Knebel reported on the water levels and a meeting with the water company regarding available water rebates.

-It was noted that interest payments from the dock must go back into the litigation fund.

-Richard Donohue made a motion to approve the 300 and 400 dock replacement proposal, totaling \$109,200. Of that, \$36,500 will be borrowed from the litigation fund in the current fiscal year, and \$36,500 will be

borrowed from the litigation fund for the 2015 fiscal year end with a 5% interest rate. The motion was seconded by Kathleen Roth and passed unanimously. The remainder will be paid out of the dock reserves.

GOODWILL AMBASSADOR

Sharon Abelson reported on homes for sale and new members to the community.

JOINT BOARD

Orville Kellman was absent.

OLD BUSINESS

-Monument- Kathleen Roth presented an update on the monument project. It was noted that construction is complete.

-Drainage near 32143 Beachlake – The project is currently underway. It was noted that the Board met in executive session to review and approve the French drain proposals. Kathleen Roth made a motion to ratify the approval of the contract with Quality Ag. Inc. for \$23,490 to complete the French drain. The motion was seconded by Richard Donohue and passed unanimously. A motion was made by Richard Donohue to approve the proposal from Quality Ag. Inc. for \$3,060 to install a 110v electrical connection for the French drain booster pump. The motion was seconded by Kathleen Roth and passed unanimously. It was noted that the 110v connection will replace the solar panels. The Board approved a proposal from Quality Ag. Inc. for \$1,736.50 to install a paver retaining wall surrounding the drain contingent on an executive session meeting with the contractor and hydrologist. The drain covers were tabled pending additional information from the city. The Board also tabled a survey to determine property line. Kathleen Roth made a motion to remove (1) liquid amber tree and(1) bush near the site of the French drain not to exceed \$1,500. The motion was seconded by Richard Donohue and passed unanimously.

-Time Warner Cable and ATT – Appointing of a Communications Research Committee was tabled since the homeowner who volunteered to serve on the committee was not present.

NEW BUSINESS

-Benches – Kathleen Roth made a motion to approve the proposal from Permacolor Powder Coating for \$4,700 to powder coat 24 benches. The motion was seconded by Richard Donohue and passed unanimously.

-2014 Beautification Grant – Kathleen briefly discussed the proposed application to the City for a beautification grant. Kathleen Roth made a motion to approve the grant application to the City, with Lakeshore proposed to contribute \$45,718 should the grant be approved in the amount of \$41,000. The motion was seconded by Richard Donohue and passed unanimously. As part of the project, Kathleen Roth motioned to approve the proposal with Perrin Design Group for \$3,150 to design the landscape plan. The motion was seconded by Richard Donohue and passed unanimously.

-Reserve Study- Richard Donohue made a motion to approve the proposal from Association Reserves for the 3-Year plan in the amount of \$960 per year for (1) onsite and (2) updates. The motion was seconded by Ann Nelson and passed unanimously. The Board agreed to increase Landscape to \$50,000 a year.

-Earthquake Insurance – Kathleen Roth made a motion to approve the earthquake insurance renewal with Steve Reich Insurance Agency for \$86,132, with a 5% deductible. The motion was seconded by Richard Donohue and passed unanimously.

-Workers Compensation – The Board unanimously approved the renewal with Hanover for an estimated \$600 a year.

HOMEOWNERS COMMENTS

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

-It was reported that there was graffiti on the sidewalk near beach 3. The landscapers will be notified to wash off.

-There was a volunteer to serve on a finance committee. The Board will discuss and get back to the individual.

-A homeowner requested a no trespassing sign be placed near Beachfront/Beachmeadow. The Board will look into it.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:12 P.M.

NEXT MEETING: The next Board of Directors meeting is scheduled for February 26, 2014.

Respectfully Submitted,
Kelli Sievert, Recording Secretary