

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, FEBRUARY 26, 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 and Bob Amenta (present @ 5:40pm).

OTHERS PRESENT

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

MINUTES

The Minutes of the January 22, 2014 Board of Directors Meetings were reviewed. Richard Donohue made a motion to approve the Minutes as amended. The motion was seconded by Kathleen Roth and passed unanimously.

The Minutes of the January 22, 2014 Executive Session Meeting were reviewed. The purpose of the meeting was for homeowner hearings for non-compliance. Richard Donohue made a motion to approve the Executive Session minutes as presented. The motion was seconded by Kathleen Roth and passed unanimously.

The Minutes of the January 28, 2014 Executive Session Meeting were reviewed. The purpose of the meeting was for contract review. Richard Donohue made a motion to approve the Executive Session minutes as presented. The motion was seconded by Kathleen Roth and passed unanimously.

The Minutes of the February 11, 2014 Executive Session Meeting were reviewed. The purpose of the meeting was for contract review. 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 Report for January 2014 was presented by Ann Nelson. Total cash on hand as of January 31, 2014 was \$2,561,314.39. A motion was made by Sandy Olsen to approve the January 31, 2014 Financial Report to be filed for audit. The motion was seconded by Richard Donohue and passed unanimously.

Kelli Sievert gave the delinquency report. The total delinquent amount as of January 31, 2014 was \$29,793.56. The spreadsheet provided by management was discussed, showing the history of delinquent owners and reflecting the current status of these accounts.

Lot #7001 - 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 #4104 – 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 #2404 – Richard Donohue made a motion to proceed with a lien against the property for delinquent assessments. The motion was seconded by Ann Nelson and passed unanimously.

PRESIDENT’S REPORT

No report. Sandy Olsen and the Board welcomed Kelli Sievert as the Association Manager and Bridget Lawrence as the Assistant Manager.

MANAGEMENT REPORT

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

ARCHITECTURAL COMMITTEE REPORT

Richard Donohue reported on recent Architectural Applications and the status of the remaining 2013 walkthroughs.

TREE COMMITTEE REPORT

Kathleen reported that fourteen (14) Crape Myrtle trees were planted on the walkway behind Beachmeadow, three (3) large Strawberry trees were planted near Sailview and seven (7) Liquid Amber trees were removed near the French Drain Project site.

LANDSCAPE COMMITTEE REPORT

Bob Amenta reported that the Landscape Committee will complete a walkthrough in April.

POOLS

Joe Breckner provided an update of heating costs from July 2013-January 2014. He is looking into obtaining bids for solar for Pool#1 for the upcoming year. Richard Donohue made a motion to approve the proposal from AAA Pools to drain/inspect Pool #3 for \$195.00. The motion was seconded by Kathleen Roth and passed unanimously. It was noted that the pool may need an acid wash at the cost of \$600 after inspection.

WLMA/ LAKESHORE MARINA AUTHORITY

- Bill Knebel reported on the water levels.
- The 300/400 dock replacement is underway and Bill Knebel is in process of ordering materials.

GOODWILL AMBASSADOR

Sharon Abelson was absent.

SLOPE REPLACEMENT AND GROUNDWATER RECTIFICATION

- It was noted that the Board met in executive session to review and approve proposals relating to the French drain/groundwater rectification projects. It was noted that these projects are being funded from the reserves.
- Kathleen Roth made a motion to ratify the approval of the proposal with Quality Ag. Inc. for \$6,895 to remove the ivy from Beachlake to Lake Harbor. The motion was seconded by Richard Donohue and passed unanimously.
- Kathleen Roth made a motion to ratify the approval of the proposal with Arboles Tree Service for \$7, 250 to remove seven (7) Liquid Amber Trees and grind the stumps. The motion was seconded by Richard Donohue and carried with a vote of 4-1, Ann Nelson opposed.
- Kathleen Roth made a motion to ratify the approval of the proposal with Slade Landscape for \$2, 100 to apply Jute netting to the slope for stabilization. The motion was seconded by Richard Donohue and passed unanimously.

-A proposal from Slade Landscape to apply Herbicide for \$400 was tabled.

JOINT BOARD

Orville Kellman was absent.

OLD BUSINESS

-2014 Monument- Kathleen Roth presented an update on the monument project. It was noted that Lakeshore applied for the Beautification Grant with the City of Westlake Village. The benches will be powder coated as part of the project.

-Drainage near 32143 Beachlake – The project is currently complete. It was noted that the Board met in executive session to review and approve proposals relating to the French drain project. It was noted that the project was funded from the reserves.

-Kathleen Roth made a motion to ratify the approval of the proposal with Quality Ag. Inc. for \$3,500 to install a paver retaining wall near sump pump. The motion was seconded by Richard Donohue and passed unanimously.

-Kathleen Roth made a motion to ratify the approval of the proposal with Quality Ag. Inc. for \$4,000 to replace portions of sidewalk near project site. The motion was seconded by Richard Donohue and passed unanimously.

-Time Warner Cable and ATT – Tabled.

-2011 Capital Improvement Survey – The Board again reviewed the 2011 Capital Improvement Survey and it was noted that one of the highest requested items from the membership was landscape enhancements with the focus on water saving irrigation and drought tolerant plant material. The Board is utilizing the information from this survey to implement the landscape improvements.

NEW BUSINESS

-Reserve Study- The reserve study is not yet available and will be reviewed at the March meeting.

-Elections – It was noted that nomination forms were mailed with the recent billing statements.

HOMEOWNERS COMMENTS

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

-A homeowner inquired about the ivy slope removal. The board advised that the anticipated date of planting will be Spring.

-A homeowner offered to help with the dock committee. A discussion was held regarding the current Dock Rental Policy. The Dock Committee will take this under advisement.

ADJOURNMENT

There being no further business the meeting was adjourned to Executive Session at 6:12 P.M.

NEXT MEETING: A discussion was held regarding the meeting date and the date was changed to March 19, 2014 at The Yacht Club. Notice will be given to the membership.

Respectfully Submitted,
Bridget Lawrence, Recording Secretary