

# LAKESHORE COMMUNITY ASSOCIATION

## **BOARD OF DIRECTORS MEETING WEDNESDAY, MARCH 19, 2014, 5:00 PM THE YACHT CLUB**

### **MINUTES**

The meeting of the Lakeshore Community Association Board of Directors was called to order at 5:00 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

### **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 February 26, 2014 Board of Directors Meetings were reviewed. Richard Donohue made a motion to approve the Minutes as amended. The motion was seconded by Bob Amenta and passed unanimously.

The Minutes of the February 26, 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 corrected. The motion was seconded by Bob Amenta and passed unanimously.

### **FINANCIAL REPORT**

The Financial Report for February 2014 was presented by Sandy Olsen. Total cash on hand as of February 28, 2014 was \$2,533,988.80. A motion was made by Sandy Olsen to approve the February 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 February 28, 2014 was \$33,060.85. The spreadsheet provided by management was discussed, showing the history of delinquent owners and reflecting the current status of these accounts.

Lot #2704 - Richard Donohue made a motion to proceed with a lien against the property for delinquent assessments. The motion was seconded by Bob Amenta and passed unanimously.

Lot #0804 – 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.

### **PRESIDENT'S REPORT**

Sandy Olsen discussed the upcoming Joint Board Meeting.

### **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. There are 8 incomplete.

### **TREE COMMITTEE REPORT**

Kathleen reported that they are planting smaller trees.

### **LANDSCAPE COMMITTEE REPORT**

Bob Amenta reported that the bait stations are being monitored. Paddle tennis courts and beaches are being used by homeowners. Walls and lights are all ok.

### **POOLS**

-Kathleen Roth made a motion to ratify the approval of the proposal for a new pool pump at pool #1 for \$850.00. The motion was seconded by Richard Donohue and passed unanimously.

-Joe Breckner presented a proposal to the Board for the installation of solar panels at pool #1. Joe will obtain additional bids.

### **WLMA/ LAKESHORE MARINA AUTHORITY**

-Bill Knebel reported that WLMA is having a contractor come out to see the best locations for drilling for new docks and old wells will be rehabbed.

-Bill Knebel reported on the request to revise the dock policy. The committee did not feel that revisions to the policy were necessary at this time based on legal opinion.

### **GOODWILL AMBASSADOR**

Sharon Abelson reported on new homeowners in the community.

### **SLOPE REPLACEMENT AND GROUNDWATER RECTIFICATION**

-Kathleen Roth made a motion to approve the proposal from Slade to replant section near sump pump/retaining wall for \$426. The motion was seconded by Richard Donohue and passed unanimously.

- Kathleen Roth made a motion to approve of the proposal from Slade to apply Herbicide for \$400. The motion was seconded by Richard Donohue and passed unanimously.

-Kathleen Roth reported that jute was installed prior to rain and there was no erosion.

### **JOINT BOARD**

Orville Kellman was absent.

### **OLD BUSINESS**

**-2014 Monument-** Kathleen Roth presented an update on the monument project. It was noted that we are still waiting on the Beautification Grant with the City of Westlake Village. The benches are in the process of being powder coated at this time.

**-“No Trespassing” sign replacement** – It was discussed to keep the signs very simple with minimum said.

### **NEW BUSINESS**

**-Reserve Study-** Richard Donohue made a motion to approve the reserve study which includes a proposed monthly deposit of \$2000 to reserves. Seconded by Bob Amenta and passed unanimously.

**-Insurance** – Kelli Sievert reported that we have rough figures from Steve Reich for renewal. Steve Reich will be asked to attend the April meeting.

**-Budget Review-** The Board of Directors reviewed a draft Budget. The final will be approved at the April meeting.

- Garage sale – May 17<sup>th</sup> & 18<sup>th</sup>.
- Trash Can Removal – Completed.

### **HOMEOWNERS COMMENTS**

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

- A homeowner inquired about the herbicide. The board discussed taping off the area when spraying.
- A homeowner was concerned about large tree removal. Kathleen Roth explained that the trees are only removed if they are determined by an arborist to be diseased, or causing damage to homeowners' property or the common area or considered to be hazardous.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 6:48 P.M.

### **NEXT MEETING**

The next Board of Directors meeting is scheduled for April 23, 2014.

Respectfully Submitted,  
Bridget Lawrence, Recording Secretary