

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, APRIL 23, 2014, 5:00 PM THE YACHT CLUB

MINUTES

The meeting of the Lakeshore Community Association Board of Directors was called to order at 5:06 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 3 homeowners. Insurance agent Steve Reich was also present for a presentation.

MINUTES

The Minutes of the March 19, 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 March 19, 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 amended. The motion was seconded by Kathleen Roth and passed unanimously.

SPECIAL GUEST – STEVE REICH, Insurance Agent with Farmers Insurance

Steve Reich discussed the new annual policy. A handout was provided with all of the new information included.

FINANCIAL REPORT

The Financial Report for March 2014 was presented by Ann Nelson. Total cash on hand as of March 31, 2014 was \$2,557,737.20. A motion was made by Richard Donohue to approve the March 2014 Financial Report to be filed for audit. The motion was seconded by Kathleen Roth and passed unanimously.

-Ann Nelson made a motion to appoint Tom Bokhart as an Assistant Treasurer to the Treasurer. The motion was seconded by Richard Donohue and passed unanimously. It was noted that this is not a Board position and the Assistant Treasurer will report to the Treasurer.

Kelli Sievert gave the delinquency report. The total delinquent amount as of March 31, 2014 was \$32,279.48. The spreadsheet provided by management was discussed, showing the history of delinquent owners and reflecting the current status of these accounts.

Lot #2101 - Richard Donohue made a motion to proceed with a lien against the property for delinquent assessments if not paid by April 30th. The motion was seconded by Bob Amenta and passed unanimously.

Lot #3403 – Richard Donohue made a motion to proceed with a lien against the property for delinquent assessments if not paid by April 30th. The motion was seconded by Bob Amenta and passed unanimously.

PRESIDENT'S REPORT

Sandy Olsen discussed the Annual Lake Tour and the Presentation by Regency on Vons Shopping Center tree removal.

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. The 2014 walkthrough will begin in May. An informational handout will be mailed with budget.

TREE COMMITTEE REPORT

Kathleen reported that they are not trimming this Spring but will be replacing 14 trees and flags will be placed in these 14 locations. Monument #1 has new planting around it. Kathleen proposed having the utility boxes that are not level with the greenbelt be replaced. Sandy asked that Slade give us a total of those owned by Lakeshore and those owned by the city. The city will be asked to fix the boxes that they own.

LANDSCAPE COMMITTEE REPORT

Bob Amenta reported that the planters look good. The city is handling roundabouts. Lawns need some attention.

POOLS

-Sandy Olsen made a motion to start heating the pools May 16, 2014. The motion was seconded by Richard Donohue and passed unanimously.

- Richard Donohue made a motion to approve of the proposal for a filter in Pool #2. Cost \$1248.88. The motion was seconded by Ann Nelson and passed unanimously.

WLMA/ LAKESHORE MARINA AUTHORITY

-Bill Knebel reported that WLMA is continuing to look for water sources. The 2 existing wells are almost completed with upgrades. The 300/400 dock renovation will start in the next 45 days.

GOODWILL AMBASSADOR

Sharon Abelson reported on two new homeowners in the community.

SLOPE REPLACEMENT AND GROUNDWATER RECTIFICATION

-Kathleen Roth made a motion to approve the proposal from Slade Landscape for \$5,000 to install new drip irrigation on the Beachlake slope. The motion was seconded by Ann Nelson and passed unanimously.

-An itemized proposal will be obtained for the proposed plant material on the slope.

JOINT BOARD

Orville Kellman was absent.

OLD BUSINESS

-2014 Monument-A grant was received for \$26,000+. At the city council meeting next month Kathleen Roth and Sandy Olsen will accept the grant and turn in bids for the beautification project.

-“No Trespassing” sign replacement – Tabled until next meeting.

NEW BUSINESS

-Insurance – Kathleen Roth made a motion to approve the Liability Insurance Policy with Farmers for \$85,345. Ann Nelson seconded the motion and it was approved unanimously.

-Budget Review- Richard Donohue made a motion to approve the budget. Ann Nelson seconded the motion and it was unanimously approved. The dues will remain at \$225.00 per month.

-Year End Audit - Richard Donohue made a motion to approve the year end audit from Purdy & Co. for \$2,475. Ann Nelson seconded the motion and it was unanimously approved.

HOMEOWNERS COMMENTS

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

-A homeowner would like more trash cans and doggie bag stations.

-A homeowner would like the slope by pool#3 weeded.

-A homeowner asked if the trees are fertilized which Bob Amenta replied "Yes, they are."

-The Board reviewed a request from a homeowner to install a "Little Free Library" in the community. The Board agreed that it was not practical since they are not in a gated community.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:04 P.M.

NEXT MEETING

The next Board of Directors meeting is scheduled for May 28, 2014.

Respectfully Submitted,

Bridget Lawrence, Recording Secretary