

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY, MAY 28, 2014, 5:06 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

### BOARD MEMBERS NOT PRESENT

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 April 23, 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 April 23, 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. The motion was seconded by Kathleen Roth and passed unanimously.

### FINANCIAL REPORT

The Financial Report for April 2014 was presented by Ann Nelson. Total cash on hand as of April 30, 2014 was \$2,569,727.03. A motion was made by Richard Donohue to approve the April 2014 Financial Report 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 April 30, 2014 was \$34,651.75. 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. No further action at this time.

Lot #4402, 0604, 1901, 2704 – Richard Donohue made a motion to proceed with a lien against these properties for delinquent assessments if not paid by May 31<sup>st</sup>. The motion was seconded by Ann Nelson and passed unanimously.

### PRESIDENT'S REPORT

Sandy Olsen discussed the joint board meeting, Home Depot has 20 year lease on the K-Mart property, Hwy 101 project, fireworks.

### 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.
- Richard Donohue made a motion to approve of the revised Carport Storage Rule in both the Architectural Rules and Rules and Regulations to be mailed to the membership for the 30 day review period. The motion was seconded by Ann Nelson and passed unanimously. Pending homeowner comments, the rule is scheduled to be formally adopted at the July 23<sup>rd</sup> meeting.

### **TREE COMMITTEE REPORT**

- Kathleen Roth made a motion to approve the proposal from Greene Tree Care for \$1,455 to prune (1) maple tree, deadwood (1) camphor tree and remove (3) diseased trees. Richard seconded the motion and it was passed unanimously.
- Replacement Trees-Kathleen Roth made a motion to approve the proposal from Slade Industrial Landscape for \$2,450 to plant (7) replacement trees which will not be planted until the Fall, Richard seconded the motion and it was passed unanimously.
- Several responses will need to be sent to homeowners with requests for trimming, removals, etc.

### **LANDSCAPE COMMITTEE REPORT**

- Richard was emailed Bob Amenta's report and read it to the board. The landscape maintenance has increased with weather and the water has been increased. Landscapers have raised blades for mowing to decrease scalping. Will be doing spot aerating to help in those areas wherein rabbits have damaged the grass. The committee will ask for additional volunteers.
- Valve boxes-The Board unanimously approved to have the sunken valve boxes (14) replaced at a cost of approximately \$100 per box. The water company will also be asked to replace their sunken, hazardous boxes.

### **POOLS**

- The chairs have all been cleaned and snaps replaced.
- Pool #1 –The Board will consider having a company come to do a presentation when possible.

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

- Bud Fish reported on water sources.
- Bill Knebel reported on the status of the 300 and 400 dock replacement. He indicated that Lakeshore will have to work with WILMA as they are constructing new docks as well.

### **GOODWILL AMBASSADOR**

Sharon Burr reported that all is going well.

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

- Richard Donahue made a motion to approve the proposal from Slade Landscape for \$8,012 for the new plant material (Section B). The motion was seconded by Kathleen Roth and passed unanimously.
- Richard Donahue made a motion to approve the proposal from Slade Landscape for \$500 to remove rock and install soil. The motion was seconded by Kathleen Roth and passed unanimously.
- Richard Donahue made a motion to approve the proposal from Slade Landscape for \$3,068 for the new plant material (Section A). The motion was seconded by Kathleen Roth and passed unanimously.
- The Board tabled a proposal from Slade Landscape for the installation of mulch.
- It was noted that the Board previously approved up to \$5,000 to complete the irrigation. The actual proposal came in at \$4,400 well under the amount previously authorized.

### **JOINT BOARD**

Orville Kellman was absent.

### **OLD BUSINESS**

**- Beautification Project** -Kathleen Roth and Sandy Olsen attended City Council meeting and accepted the grant funds. The Board unanimously approved the contract with Pacific Construction in the amount of \$51,750. It was noted that a grant from the city totaling \$25,900 was awarded for the beautification project including additional planting by monument #1 and lighting on the monument. Construction will begin in July.

**-“No Trespassing” sign replacement** – Kathleen made a motion to approve signs reading “Private Property. Please leash your dog.” Richard Donahue seconded the motion and it was passed unanimously.

### **NEW BUSINESS**

**-Inspectors of Election**-Jean Hogan and Sharon Burr volunteered to help count ballots along with The Emmons Company to assist. The Board agreed to change the time of the Annual Meeting to 7:00 p.m. A notice will be sent to owners. Cake and iced tea will be served.

**-The Emmons Company Contract** – Ann Nelson made a motion to approve The Emmons Company contract renewal. Kathleen Roth seconded the motion and it was approved unanimously.

### **HOMEOWNERS COMMENTS**

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

-View obstruction from trees; requesting rules & civil codes on signs to help prevent trespassers; concern regarding obtaining additional bids for landscaping; plants by pool were vandalized; weeds near Beach# 1 and slope near beach #3 and an inquiry on the temperature the pools are heated to.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 7:02 P.M.

### **NEXT MEETING**

The next Meeting is the Annual Elections, June 25, 2014, Yacht Club.

The next Board of Directors Meeting, July 23, 2014, Yacht Club.

Respectfully Submitted,

Bridget Lawrence, Recording Secretary