

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY, OCTOBER 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 Bob Amenta. The meeting was held at the Westlake Yacht Club. Notice was given by First Class mail.

### BOARD MEMBERS PRESENT AND FORMING A QUORUM

Richard Donohue, Ann Nelson, Kathleen Roth and Bob Amenta.

### ABSENT

Sandy Olsen

### OTHERS PRESENT

Kelli Sievert, Association Manager, The Emmons Company; Michele Brooks, Recording Secretary, The Emmons Company and approximately 5 homeowners.

### MINUTES

The Minutes of the September 24, 2014 Board of Directors Meetings were reviewed. Richard Donohue made a motion to approve the Minutes. The motion was seconded by Ann Nelson and passed unanimously.

The Minutes of the September 24, 2014 Executive Session Meeting were reviewed. The purpose of the meeting was to hold hearings for non-compliance issues and legal matters. Richard Donohue made a motion to approve the Executive Session minutes. The motion was seconded by Kathleen Roth and passed unanimously.

### FINANCIAL REPORT

The Financial Report for September 2014 was presented by Ann Nelson. Total cash on hand as of September 30, 2014 was \$2,568,159.18.

Kelli Sievert gave the delinquency report. The total delinquent amount as of September 30, 2014 was \$46,490.64. The spreadsheet provided by management was discussed, showing the history of delinquent owners and reflecting the current status of these accounts.

Lot #6101 – Richard Donohue made a motion to write off \$2,373.48 due to the bank foreclosing on the property. Kathleen Roth seconded and the motion was passed unanimously.

### PRESIDENT'S REPORT

Sandy Olsen was absent; therefore a President's Report was not given.

### MANAGEMENT REPORT

The Board reviewed a copy of the Management Report presented by Kelli Sievert. The Board discussed the fines on Lot #0404. Since the work is not yet complete, the fines will remain on the account. It will be discussed again in November.

### ARCHITECTURAL COMMITTEE REPORT

-Richard Donohue gave update on new paint scheme. New color scheme will be available soon on the website. Color schemes are currently available at Dunn Edwards, Décor Paint and The Emmons Company.

-Richard Donohue advised the new rule for exterior painting should be ready for review at the next Board Meeting.

### **GREENBELT REPORT**

-Bob Amenta provided a rat trap update. Management will follow up on a request for rat trap near Lot #3702.

-The Board reviewed a request from Slade Landscape for an increase in the monthly service fee of 2.75% effective January 1, 2015. Richard Donohue motioned to accept the 2.75% increase. The motion was seconded by Kathleen Roth and the motion carried. It was noted that Ann Nelson abstained.

### **TREE COMMITTEE REPORT**

-Kathleen Roth provided tree updates and advised the Tree Committee met on 10/7/14.

-The root barrier was installed in the rear of Lot #6301. The Board reviewed correspondence from the homeowner dated 9/17/14 and a discussion was held. The Board advised management to send a letter to the homeowner advising that the request would be considered at the time the patio is removed and the HOA arborist is able to evaluate the roots at that time.

-The Tree Committee is working on finding locations for replacement trees.

-The Tree Policy statement was approved unanimously by the Board as presented. The Board also recommended publishing the Tree Policy on the Lakeshore website.

### **POOLS**

-Richard Donohue reported that the new pool Chair will be Gayle Fish.

-A discussion was held regarding the pool heat. Richard Donohue motioned to shut off the heat at Pools #2 and #3 when the temperature drops to 55° for 5 consecutive nights. Ann Nelson seconded the motion and the motion was passed unanimously. Pool #1 will remain heated until the next Board meeting on November 19<sup>th</sup> at which time it will be further discussed.

-Richard Donohue also advised that the HOA is still looking into solar panels for the pools.

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

-Bill Knebel advised that the WLMA Annual Election was held and Bud Fish and Bill Knebel were reelected.

-Bill Knebel recommended that the Board consider increasing the slip rate by 2% due to increased maintenance costs. Board agreed to put item on the agenda for the November Board Meeting.

-The Water Sourcing Committee meeting for the test well will be held next week.

-The 300 dock refurbish is now complete and the 400 dock is near finish.

-Dock Committee to draft a proposed rule on owner/renter entitlement which will be submitted to legal counsel for advisement.

### **GOODWILL AMBASSADOR**

-Sharon Abelson was not present.

### **BEAUTIFICATION REPORT**

- Kathleen Roth provided an update on the 2015 City Beautification Project

- Kathleen Roth motioned to purchase 2 designer trashcans at the cost of \$1,005.80 each and 7 basic trashcans at the cost of \$592.20 each. Motion was seconded by Richard Donohue and a discussion was held. The motion did not pass. Richard Donohue motioned to amend to the purchase to 1 designer trashcan at the cost of \$1,005.80 and 8 basic trashcans at the cost of \$592.20 each for a total cost of \$8,783.01 which includes delivery and sales tax. Kathleen Roth seconded the motion and the motion carried. It was noted that Ann Nelson abstained.

-The Board reviewed the proposal from Slade Landscape to replant planters behind Lots #3704 through #3904. Kathleen Roth motioned to approve 5-gallon plantings for a total cost of \$1,565. Richard Donohue seconded the motion. The motion did not pass with a tied vote. This will be on the agenda for the November meeting at which time all Board members will be present.

-Richard Donohue motioned to consult legal counsel regarding wording on signs and required locations to place signs. Ann Nelson seconded motion and the motion was passed unanimously.

### **NEW BUSINESS**

- The Board reviewed Year-End Financial Statement prepared September 29, 2014. The Board questioned wording on page 8, Note 4, DOCKS wording regarding 2<sup>nd</sup> \$39,345 loan which should also indicate a 5% interest. The Board questioned page 6, Note 1 (C.) – “unrestricted Reserves”. Recommended wording to be changed to “restricted” and other minor changes. Richard Donohue motioned to approve as amended. Ann Nelson seconded the motion and motion to approve the Year-End Financial Statements with corrections was passed unanimously. Management will send revisions to the Board prior to mailing to the membership.

### **HOMEOWNERS COMMENTS**

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

- Homeowner raised a question concerning “private party” signage. Questioned if “No Trespassing” needs to be on sign in order to be enforceable. The Board advised they will be looking into it.
- Homeowner cited CC&R’s, page 50, Section 22.9 and believes that it should be interpreted as no trespassing. She was concerned about the Association’s liability.
- Homeowner was concerned about trespassing on docks.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 6:59 P.M.

### **NEXT MEETING**

The next Meeting is November 19, 2014, Yacht Club.

Respectfully Submitted,  
Michele Brooks, Recording Secretary