

# LAKESHORE COMMUNITY ASSOCIATION

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

### **MINUTES**

The meeting of the Lakeshore Community Association Board of Directors was called to order at 5:06 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, Kathleen Roth and Bob Amenta.

### **OTHERS PRESENT**

Kelli Sievert, Association Manager, The Emmons Company; Michele Brooks, Recording Secretary, The Emmons Company and approximately 4 homeowners.

### **MINUTES**

The Minutes of the October 22, 2014 Board of Directors Meetings were reviewed. Richard Donohue made a motion to approve the Minutes with corrections. The motion was seconded by Ann Nelson and passed unanimously with corrections.

### **FINANCIAL REPORT**

The Financial Report for October 2014 was presented by Ann Nelson. Total cash on hand as of October 31, 2014 was \$2,553,451.23. A discussion was held regarding reserve expenditures. Richard Donohue made a motion to approve the October 2014 Financial Report as presented and Sandy Olsen seconded the motion and the motion passed unanimously.

Kelli Sievert provided clarification of the legal opinion regarding the check signing policy.

Kelli Sievert gave the delinquency report. The total delinquent amount as of October 31, 2014 was \$39,291.90. 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 proceed with Intent to Lien. Kathleen Roth seconded and the motion was passed unanimously.

Lot #0404 – Richard Donohue made a motion to waive fines due to shingle work being complete. Kathleen Roth seconded and the motion to waive fines was passed unanimously.

Lot #2404 - Richard Donohue made a motion to proceed with Intent to Lien. Ann Nelson seconded and the motion was passed unanimously.

Lot #2704 – Richard Donohue made a motion to extend deadline for payment until December 19, 2014 before proceeding with the Lien process. Bob Amenta seconded and the motion was passed unanimously.

Lot #7001 - Richard Donohue made a motion to extend deadline for payment until November 30, 2014 before proceeding with the Lien process. Bob Amenta seconded and the motion was passed unanimously.

### **PRESIDENT'S REPORT**

Sandy Olsen reported that starting with the January 2015 Board meeting, the meetings will be changed to every 4<sup>th</sup> Thursday.

### **POOLS**

-Gayle Fish reported that the umbrellas for pools 2 & 3 have been stored away and the gas shut off.

- A discussion was held regarding changing the pool hours during the winter. The Board recommended getting feedback from the pool maintenance company regarding the minimum time needed to run the pumps before making a decision. Item will be on the January agenda for further discussion.
- Richard Donohue motioned to have the heat shut off at pool #1 on January 5, 2015. Kathleen Roth seconded and the motion was passed unanimously.
- The Board determined a more detailed plan regarding solar rebates would be required before the Board would consider installing solar panels at the pools.

### **MANAGEMENT REPORT**

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

- The November agenda and tree policy were posted to the Lakeshore website.
- The October newsletter was sent to owners and renters.
- The light at pool #1 was not working and AAA replaced the junction box for a cost of \$265.00.
- The Manager worked with the Auditor to revise the year-end review. All corrections were made and it was mailed to Membership.

### **ARCHITECTURAL COMMITTEE REPORT**

- Richard Donohue gave update on 2014 walk-thrus.
- New color schemes are currently available at Dunn Edwards, Décor Paint, Sherwin Williams and The Emmons Company. Sherwin Williams will have the paint schemes available on-line after January 1<sup>st</sup>.
- Richard Donohue motioned to publish Revised Rule 3.7 in the December Newsletter. Kathleen Roth seconded and the motion was passed unanimously.

### **GREENBELT REPORT**

- The Board reviewed a proposal from Slade Landscape in the amount of \$1,339 to furnish labor and material for various areas around the community. Bob Amenta motioned to approve the Slade proposal and Richard Donohue seconded the motion. Motion to approve Slade Landscape's proposal in the amount of \$1,339 was unanimously approved.
- The Board reviewed the 12 stepping stones through a side easement located at 32104 Beachlake Lane. The easement belongs to the City; however, the Association maintains it and there are two stepping stones that have lifted and present a trip hazard. Richard Donohue motioned to have a letter sent to the homeowner advising they have 20 days to either remove or level the stepping stones. If after 20 days, the homeowner does not comply, The Association will remove stepping stones as the owners cost. Bob Amenta seconded the motion and the motion to send the letter was passed.
- Bob Amenta advised that the Committee is considering installing smart controllers. Bob Amenta to find out more information regarding rebates. Slade Landscape will attend the January Board Meeting to provide information regarding smart controllers.
- The Board is also considering obtaining water conservation suggestions through So Cal Water Smart. Bob Amenta and Michele Brooks to meet and have a walk through by So Cal Water Smart.

### **TREE COMMITTEE REPORT**

- Kathleen Roth provided a tree trimming update.

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

- Bill Knebel advised that the 300 and 400 dock refurbishing has been completed.
- The wrought iron railing will be replaced at 1<sup>st</sup> and 2<sup>nd</sup> beach.
- The gate at the 400 dock has been repaired.
- Bill Knebel requested an increase in the dock loan from \$72,000 to \$154,000. Bob Amenta motioned to approve the increase, including 5% interest on the amount owed, Richard Donohue seconded the motion and the motion to approve the increase was unanimously approved.

### **GOODWILL AMBASSADOR**

-Sharon Abelson requested that alternative addresses, if applicable, for new homeowners be provided in the new homeowner memo.

### **BEAUTIFICATION REPORT**

- Kathleen Roth provided a proposal from Slade Landscape to plant the common area planter behind 32138-32146 Sailview Lane in the amount of \$845.00. Kathleen Roth motioned to approve said proposal. The Board voted with 2 members voting yes and 3 members voting no. Motion to plant common area planters behind 32138-32146 Sailview Lane was not approved.
- The Board agreed with Kathleen Roth's proposal to approach the City to sponsor installing lighting and enhancing the planting around the La Venta low wall.
- Sandy Olsen provided an update on the greenbelt signs as discussed in the Executive Session.

### **NEW BUSINESS**

No new business.

### **HOMEOWNERS COMMENTS**

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

- Homeowner raised a question concerning new signage throughout the entrances and greenbelts. The Board advised they will order 20 new signs and are ordering 20 additional signs with the "No Trespassing, Private Property" verbiage.
- A discussion regarding the General Reserves was discussed with a Homeowner.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 7:00 P.M.

### **NEXT MEETING**

The next Meeting is January 22, 2015, Yacht Club.

Respectfully Submitted,  
Michele Brooks, Recording Secretary