

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY, DECEMBER 16, 2015 WESTLAKE VILLAGE CITY HALL

### MINUTES

The Board of Directors Meeting of the membership was called to order at 5:33 p.m. at Westlake City Hall.

### BOARD MEMBERS PRESENT AND FORMING A QUORUM

Michael Foore, Lloyd Carter, Ann Nelson and Richard Donohue.

### OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company  
Michele Brooks, Recording Secretary, The Emmons Company  
10 Members

### MINUTES

The minutes of the October 28, 2015 Board of Directors Meeting were reviewed. Richard Donohue made a motion to approve the minutes as presented. The motion was seconded by Michael Foore and passed unanimously.

The minutes of the October 28, 2015 Board of Directors Executive Meeting for hearings and contracts were reviewed. Richard Donohue made a motion to approve the minutes as presented. The motion was seconded by Michael Foore and passed unanimously.

### FINANCIALS

Tish Matthews presented the October 2015 monthly financial statement. Total cash-on-hand as of 10/31/15 was \$2,656,594.15. Richard Donohue motioned to accept the October 2015 financial statement as presented. Michael Foore seconded the motion and the motion was passed unanimously.

The October Financial / Treasurer's Report was reviewed by the Board.

Scott Brandt provided an overview of investment account information.

Richard Donohue motioned to proceed with opening a CD and checking account with Premier America Credit Union with funds from the Bank Baroda CD when it matures on 12/31/15 in the amount of \$245,000. Michael Foore seconded the motion and the motion passed unanimously.

The delinquency report was reviewed by the board.

### PRESIDENT'S REPORT

Michael Foore presented the president's report.

- A certificate of appreciation was presented to Sandy Olsen for her previous service as Board President.

### MANAGEMENT REPORT

Tish Matthews presented the management report. Per the City Engineer, the repaving of Lakeshore streets has been delayed. Updates will be posted in upcoming newsletters.

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Michael Foore reported that the leak on Beach Meadow Lane was repaired by the City on Monday, December 14, 2015.

Lloyd Carter brought up that the Lake Harbor drain by the monument sign has a history of backing up and should be addressed before the rains start. Richard Donohue advised that the area is City maintained. Management to look into and advise on at a later date.

## **ARCHITECTURAL COMMITTEE**

Richard Donohue provided a summary of the architectural committee meeting. Richard Donohue motioned to approve new architectural rule §3.7e. Michael Foore seconded the motion. Lloyd Carter motioned to amend the motion to include rewording of the new rule. Three board members voted yes, one opposed. Motion to approve rule §3.7e passed as amended.

Richard Donohue motioned to approve proposed rule §3.16 Outdoor Lighting. Michael Foore motioned to amend the rule, revising the last sentence. Richard Donohue seconded the motion and the motion passed unanimously.

Richard Donohue motioned to modify existing architectural rule §1.1. Michael Foore seconded the motion and the motion passed unanimously.

## **LANDSCAPE COMMITTEE**

Ann Nelson provided the landscape committee update.

The Association's pest control company, Ventura Pest Control, encouraged maintaining the current rodent control program since it has a minimal negative impact.

Trish Pettinelli provided a tree report. Projected start date for tree trimming is 1/22/16. Trees previously not on tree map to be added to map and tagged. Tree Committee to supply a complete inventory list of trees to the Board.

Michael Foore motioned to approve the RFP for tree maintenance conditioned upon a complete RFP package, including vendor form and properly formatted map. Richard Donohue seconded the motion and the motion passed unanimously.

## **TIME WARNER CONTRACT**

Tish Matthews provided a Time Warner update. A phone conference regarding a new agreement is being organized for early next week.

## **POOLS COMMITTEE**

Tish Matthews provided the pool update.

## **DOCKS AND WLMA**

Bill Kneble provided the Docks and WLMA updates. Michael Foore motioned to approved revised dock policy including policy, permit agreement previously reviewed by counsel, and ownership information form. Richard Donohue seconded the motion and the motion was unanimously approved.

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## **OLD BUSINESS**

There was no old business to discuss.

## **NEW BUSINESS**

Discussion of the additional Fidelity bond coverage tabled to next meeting.

Ann Nelson motioned to approve Slade Landscape proposal to plant ivy on slope area behind 32101 & 32107 Beachfront Lane in the amount of \$1,430. Michael Foore seconded the motion and the motion was carried.

Michael Foore motioned to start the January and February board meetings at 5:30 p.m. on a trial basis. Ann Nelson seconded the motion and the motion was passed unanimously.

## **NEXT MEETING**

The next Board of Directors Meeting is scheduled for January 27, 2016 at The Yacht Club.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 8:06 p.m.

Respectfully Submitted, Michele Brooks, Recording Secretary