

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, JULY 24, 2019 WESTLAKE CITY HALL, COMMUNITY ROOM

MINUTES

The Board of Directors Meeting was called to order 5:38p.m.at Westlake City Hall, Community Room.

PRESENT AND FORMING A QUORUM

Michael Foore, Ann Nelson, Kurt Feddersen and Bill Gregor.

OTHERS PRESENT

Tish Matthews, Association Manager, The Emmons Company
Veronica Landeros, Recording Secretary, The Emmons Company
Five Members

DETERMINE ASSIGNMENT OF OFFICERS' POSITIONS

Michael Foore motioned for the Board positions for the 2019-2020 term to be as follows: Michael Foore – President; Ann Nelson – Vice President; Kurt Feddersen – Treasurer; Bill Gregor – Secretary; Ann Nelson seconded and the motion passed unanimously.

MINUTES

The minutes of the June 26, 2019 Board of Directors Meetings and June 26, 2019 Executive Session (for hearings and legal) were reviewed. Michael Foore made a motion to approve the minutes. The motion was seconded by Bill Gregor and passed unanimously.

FINANCIALS

Kurt Feddersen provided an overview of the June 2019 Financial Summary Report. Total cash-on-hand as of 6/30/19 was \$2,791,642.77. Michael Foore made a motion to approve the financial report as submitted. The motion was seconded by Bill Gregor and passed unanimously.

Michal Foore made a motion to move \$75,000.00 from the Dock Reserve account to a CD with Union Bank. The motion was seconded by Bill Gregor and passed unanimously.

The Morgan Stanley CD will be maturing on 7/25/19. Bill Gregor made a motion to authorize Michael Foore to work with The Emmons Company to renew the maturing CD with Morgan Stanley. Kurt Feddersen seconded the motion and the motion passed unanimously.

The delinquency report was reviewed.

PRESIDENT'S REPORT

Michael Foore provided an overview of president's report. CAI will be posting a dinner program on Thursday August 8, 2019 to discuss various HOA topics. WLMA has sent out a notice regarding the harms of feeding the fowl. Michael Foore provided a reminder for the pool key distribution dates.

MANAGEMENT REPORT

Tish Matthews presented the management report. The Ventura Pest Control report was reviewed. The Secural Security report was reviewed.

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ARCHITECTURAL COMMITTEE

An overview of the architectural report was provided. The next architectural meeting will be held on August 7, 2019.

LANDSCAPE COMMITTEE

Ann Nelson provided the landscape committee update. The landscape walk through was completed. An additional landscaper from Slade may be needed for weeding. Slade will be asked to be at the next Board Meeting.

TREE COMMITTEE

Trish Pettinelli was not present at the meeting.

POOL COMMITTEE

Jaye Oliver was present at the meeting. The new pool keys are being distributed.

DOCKS AND WLMA

Bill Knebel was present at the meeting and provided an update. No citations were given for water balloons over the 4th of July weekend.

GOODWILL AMBASSADOR

The Goodwill Ambassador was present at the meeting and provided an update.

OLD BUSINESS

N/A

NEW BUSINESS

-The Board reviewed correspondence from the members at Lot# 0603 regarding a request for reimbursement for damages to their wood siding that was caused by an HOA sprinkler. The Board does not see sufficient evidence to show HOA responsibility for the damage.

-The Board reviewed the proposed rule from the architectural committee regarding rodent barriers. No decision was made.

-The Board reviewed the proposal from Association Reserves to conduct a reserve study with an annual fee of \$880. Michael Foore made a motion to approve the bid with edits made to the Non-Renewal Fee section. The motion was seconded by Bill Gregor and the motion passed unanimously.

-The Board reviewed bids from Porter & Lasiewicz CPA's and Scott Krivis & Company to complete the annual audit. Michael Foore made a motion to accept the bid from Porter & Lasiewicz in the amount of \$3,350.00. The motion was seconded by Kurt Feddersen and passed unanimously.

CORRESPONDENCE

The Board reviewed correspondence from a homeowner regarding concerns over geese droppings and common area landscape issues. A response has been sent to the homeowner by the management company.

MEMBER COMMENTS

The member at Lot# 2501 was present at the meeting to discuss concerns regarding a slab leak at her neighbors' home that maybe affecting a shared wall between her and the neighbor.

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NEXT MEETING

The next meeting is scheduled for August 28, 2019 at 5:30 p.m. at Westlake Village City Hall.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:00p.m.

Respectfully Submitted,

Veronica Landeros, Recording Secretary