

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY, OCTOBER 23, 2019 WESTLAKE CITY HALL, COMMUNITY ROOM

### MINUTES

The Board of Directors Meeting was called to order 5:48 p.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  
Four Members

### MINUTES

The minutes of the September 25, 2019 Board of Directors Meetings and September 25, 2019 Executive Session (for hearings and legal) were reviewed. Bill Gregor made a motion to approve the minutes. The motion was seconded by Kurt Feddersen and passed unanimously.

### FINANCIALS

Kurt Feddersen provided an overview of the September 2019 Financial Summary Report. Total cash-on-hand as of 8/31/19 was \$2,852,813.14. Michael Foore made a motion to approve the financial report as submitted. The motion was seconded by Kurt Feddersen and passed unanimously.

The delinquency report was reviewed. The Board agreed to waive the late fees and interest for Lot#0602.

Bill Gregor made a motion to authorize Michael Foore to work with The Emmons Company to renew the maturing CD with Kinecta Federal Credit Union. Kurt Feddersen seconded the motion and the motion passed unanimously.

The Board reviewed the bank checking reconciliation report.

### MANAGEMENT REPORT

Tish Matthews presented the management report. CAI will be hosting an event on Tuesday October 29, 2019. An overview of the Secural Security Report and Ventura Pest Control Activity Report was provided. Tish Matthews provided an overview of the New Election Reform Laws that will in effect January 1, 2020.

### ARCHITECTURAL COMMITTEE

An overview of the architectural report was provided. The next architectural meeting will be held on November 19, 2019.

### LANDSCAPE COMMITTEE

Ann Nelson provided the landscape committee update. The landscape committee would like Slade to continue with the extra 16 hours of work per week that were recently added. The landscape committee will be working on upgrades to the entrance at pool 2.

### TREE COMMITTEE

Trish Pettinelli was present at the meeting and provided an update. The tree work is scheduled to begin the first week of December.

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## **POOL COMMITTEE**

Jaye Oliver was present at the meeting and provided an update.

## **DOCKS AND WLMA**

Bill Knebel was present at the meeting and provided an update. Bill provided an update on the WLMA Election.

## **GOODWILL AMBASSADOR**

The Goodwill Ambassador was not present at the meeting. The fall garage sale was a success.

## **OLD BUSINESS**

The Board reviewed the bid from Green Valley Tree Care that was already approved at the last meeting for the annual tree trimming.

The Board discussed the request for tree removal for a Liquid Amber tree from the member at Lot# 6104. The tree committee requested that the Board reconsider removing the tree and install root barriers instead. The Board will place the removal on hold and confirm if the homeowner would like to withdrawal the request. An arborist report will also be requested from Green Valley Tree Care Inc.

## **NEW BUSINESS**

The Board reviewed the bid from Green Valley Tree Care for additional tree work. Michael Foore made a motion to approve the bid in the amount of \$15,259.00 plus an additional \$768 to trim 6 Olive Trees for a total of \$16,027.00. Ann Nelson seconded the motion and the motion passed unanimously.

The Board reviewed the rate increase request from Slade Landscape. Bill Gregor made a motion to approve the 3% increase from Slade Landscape. Michael Foore seconded the motion and the motion passed unanimously.

The Board reviewed the proposal from Slade Landscape for planting and irrigation at Lot #6201. The bid is a result of a request made by the homeowner for planting, no decision was made. The proposal will be deferred until a decision is made by the Architectural Committee at the next meeting.

## **CORRESPONDENCE**

The Board reviewed a request from a member to have a solar panel presentation at a meeting. The Board denied the request.

The Board discussed the previous correspondence from the member at Lot# 6401 regarding a notice that was sent about a visible basketball hoop. The member is requesting that the Board allow the basketball hoop to stay in its current location. A meeting with the homeowner is pending.

## **MEMBER COMMENTS**

A member had questions about the patrol services in Lakeshore.

## **NEXT MEETING**

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

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 7:43 p.m.

Respectfully Submitted,

Veronica Landeros,  
Recording Secretary