

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, MAY 27, 2020 VIA TELEPHONE CONFERENCE

MINUTES

The Board of Directors Meeting was called to order 5:36 p.m. via telephone conference.

ON THE CONFERENCE CALL AND FORMING A QUORUM

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

OTHERS PRESENT

Michele Brooks, Association Manager, The Emmons Company
Veronica Landeros, Recording Secretary, The Emmons Company
Twelve Members

MINUTES

The minutes of the April 22, 2020 Board of Directors Meetings and the April 22, 2020 Executive Session (for hearings and legal) were reviewed. Bill Gregor made a motion to approve the minutes as presented. The motion was seconded by Ann Nelson and passed unanimously.

GUEST SPEAKER

A representative from Ventura Pest Control was present at the meeting. Ben with Ventura Pest Control provided an overview of the current pest control services for Lakeshore. Ben also discussed poisonous and non-poisonous rodent control options that are available. Lakeshore currently has non-poisonous traps throughout the community.

FINANCIALS

Kurt Feddersen provided an overview of the April 2020 Financial Summary Report. Total cash-on-hand as of 4/30/20 was \$2,858,717.29. Michael Foore made a motion to approve the financial report as submitted. The motion was seconded by Ann Nelson and passed unanimously.

The delinquency report was reviewed.

-Michael Foore made a motion to send an intent to lien to the member at Lot# 3801. The motion was seconded by Bill Gregor and passed unanimously.

PRESIDENT'S REPORT

Michael Foore provided an overview of the president's report. Michael Foore discussed the current challenges due to Covid-19. Michael Foore also discussed the reopening of the community pools. LA County has revised the current health order as of 5/26/20 allowing pools to be reopened with specific guidelines. The Board is working with legal counsel and the insurance carrier to ensure that Lakeshore is able to meet these requirements. No date has been set for reopening the pool at this time. The Board will seek additional directions from the county and will evaluate their options.

MANAGEMENT REPORT

Michele Brooks presented the management report. An overview of the process for the upcoming Annual Election was provided. The renovations at pool 3 will be completed the first week of June. A follow up with the manufacturer of Boral was completed. There currently are not any new roof tiles that meet the LA County Building requirements and are also in line with Lakeshore rules. The current approved roof tile is Boral

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Buckskin shake. An overview of the Ventura Pest Control activity report and Secural Security report was provided.

ARCHITECTURAL COMMITTEE

The architectural log was reviewed. The next architectural meeting is TBD due to COVID-19

LANDSCAPE COMMITTEE

Ann Nelson provided an update. The next landscape walk is TBD due to COVID-19.

TREE COMMITTEE

Trish Pettinelli was present at the meeting and provided an update.

The Board reviewed proposal #20200519 from Green Valley Tree Care Inc. for the installation of root barriers behind lot #3002. Kurt Feddersen made a motion to approve the proposal in the amount of \$2,640.00. The motion was seconded by Bill Gregor and passed unanimously.

The Board reviewed proposal #20200520 from Green Valley Tree Care Inc. for fungal treatment of the California Pepper trees and London Plane trees. Kurt Feddersen made a motion to approve the proposal in the amount of \$2,640.00. The motion was seconded by Ann Nelson and passed unanimously.

The Board reviewed proposal #1270 from Slade Landscape for planting two 24" box flowering Pear trees, one 24" box Crape Myrtle, one 24" box Strawberry tree, and one 36' box flowering Pear tree. Kurt Feddersen made a motion to approve the proposal in the amount of \$3,044.00. The motion was seconded by Ann Nelson and passed unanimously.

The Board reviewed a proposal from Green Valley Tree Care for next year's annual tree maintenance services. No decision was made at this time.

POOL COMMITTEE

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

DOCKS AND WLMA

Bud Fish was present at the meeting and provided update on WLMA operations during COVID-19. Bill Knebel present at the meeting and discussed a proposed modification to the current boat slip agreement. The proposed change will be sent to HOA legal counsel for review.

GOODWILL AMBASSADOR

The Goodwill Ambassador was not present at the meeting.

OLD BUSINESS

The Board reviewed the proposal from Pacific Construction for installing new Bollard lights on the Lakemeadow Lane staircase. Michael Foore made a motion to accept option A of the proposal in the amount of \$8,295.00. The motion was seconded by Kurt Feddersen and passed unanimously.

NEW BUSINESS

The Board reviewed the proposal from Association Reserves to complete the Association Reserve Study. Michael Foore made a motion to accept the proposal at a rate of \$800.00 per year for a 3 year term. The motion was seconded by Bill Gregor and passed unanimously.

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CORRESPONDENCE

Lot# 4101 - The member provided written correspondence regarding the increased security patrol and the use of facial masks throughout the community.

Lot# 3403 - The member provided written correspondence requesting the paddle tennis court be restriped to be a pickleball court.

MEMBER COMMENTS

Lot# 4401- The member had comments/suggestions regarding reopening the pools.

Lot# 8101 - The member had comments regarding pest control and security patrol. The member also had suggestions regarding the upcoming walk thru.

NEXT MEETING

The next meeting is scheduled for June 24, 2020 at 5:30 p.m. via telephone conference

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

Veronica Landeros,
Recording Secretary