

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY, MARCH 24, 2021 VIA TELEPHONE CONFERENCE

### MINUTES

The Board of Directors Meeting was called to order 5:34 p.m. via telephone conference.

### ON THE CONFERENCE CALL AND FORMING A QUORUM

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

### OTHERS PRESENT

Michele Brooks, Association Manager, The Emmons Company  
Veronica Landeros, Recording Secretary, The Emmons Company  
Seven (7) Members

### MINUTES

The minutes of the February 24, 2021 Board of Directors Meetings and the February 24, 2021 Executive Session, for (hearings and legal) were reviewed. Michael Foore made a motion to approve the minutes as presented. The motion was seconded by Bill Gregor and the motion passed unanimously.

### FINANCIALS

- Kurt Feddersen provided an overview of the February 2021 Financial Summary Report. Total cash-on-hand as of 2/28/21 was \$2,874,208.62. Michael Foore made a motion to approve the financial reports as submitted. The motion was seconded by Kurt Feddersen and the motion passed unanimously.
- A call will be scheduled with Morgan Stanley to discuss the maturing CD's.
- The delinquency report was reviewed.
- **Lot# 3801** – An intent to lien has been sent to the homeowner.
- **Lot 3904 & Lot# 4502** – Bill Gregor made a motion to sent and intent to lien to both lots. The motion was seconded by Louise Hartsock and passed unanimously.

### PRESIDENT'S REPORT

Michael Foore recognized the challenges that the Board has faced this past year due to Covid-19 restrictions and not being able to have in person meetings.

### MANAGEMENT REPORT

Michele Brooks presented the management report. SCE has provided a notice of a public forum due to SCE's request to increase water and electricity rates. An update on electrical repairs throughout the community was provided. The re-opening of the pools will be discussed in executive session.

### PEST CONTROL

The rodent report was reviewed, and an update was provided. It was suggested that the traps be numbered, and a map be provided. An onsite meeting with Accurate Termite and Pest Control will be scheduled.

### SECURITY PATROL

The Secural Security report was reviewed and an update was provided.

# LAKESHORE COMMUNITY ASSOCIATION

## ARCHITECTURAL COMMITTEE

The architectural log was reviewed and an update was provided. The Board is looking to fill the Architectural Chairperson position as the current acting chairperson will be stepping down from the position. The next architectural meeting is April 7, 2021.

## LANDSCAPE COMMITTEE

Louise Hartsock provided an update.

- The Board reviewed proposal 1520 from Slade Landscaping to flush cut the oleanders at 2<sup>nd</sup> Beach in the amount of \$850.00. No decision was made at this time.
- The Board reviewed proposal 1556 from Slade Landscaping for planting and irrigation in the planter circle (Evergreen Circle) behind 3815 Lake Harbor in an amount not to exceed \$1,710.00. Michael Foore made a motion to approve proposal. The motion was seconded by Kurt Feddersen and the motion passed unanimously.
- Michael Foore made a motion to reimburse Louise Hartsock \$800.00 for plants purchased from Armstrong. The motion was seconded by Kurt Feddersen and the motion passed unanimously.
- The Board reviewed the proposal from Monesi Masonary for pavers near the planter circle (Evergreen Circle) behind 3815 Lake Harbor in the amount of \$3,600.00. Michael Foore made a motion to approve proposal. The motion was seconded by Kurt Feddersen and the motion passed unanimously.
- The Board reviewed proposal 20210316 from Green Valley Tree Care Inc. to remove Oleanders in the amount of \$1,440.00. No decision was made, additional information will be requested.

## TREE COMMITTEE

Kathy Gilbert was not present at the meeting.

- The Board reviewed proposal 202103160 from Green Valley Tree Care Inc. to remove 2 Birch Trees. Michael Foore made a motion to approve the proposal in the amount of \$528.00. The motion was seconded by Louise Hartsock and the motion passed unanimously.

## POOL COMMITTEE

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

## DOCKS AND WLMA

Bill Kneble and Bud Fish were present at the meeting and provided an update.

- Carp has been discovered in the lake. A 3<sup>rd</sup> party company has been hired by WLMA to help mitigate the problem.
- Bud provided an overview of the DMV boat registration process.

## OLD BUSINESS

**ADU/JADU Rule** – The Board reviewed homeowner comments regarding the proposed rule. No decision was made on the proposed rule. The Board will provide proposed edits to the rule. The proposed edits will be provided to HOA legal counsel for review.

## NEW BUSINESS

**Porter & Lasiewicz, CPA's Audit Engagement Letter** – Kurt Feddersen made a motion to approve the proposal for Audit & Tax Services in the amount of \$3550.00 for the year ending June 30, 2021. The motion was seconded by Bill Gregor and passed unanimously.

# LAKESHORE COMMUNITY ASSOCIATION

**2021-22 Reserve Executive Summary** – An overview of the current Reserve Study for the 2020/21 Fiscal year was provided (no site visit). Approval of the reserve study will be tabled until the April meeting. Additional clarification will be requested regarding the recommended contribution amount.

- Louise Hartsock requested that homeowner concerns/comments be moved to the beginning of the meeting.

## **CORRESPONDENCE**

- The Board reviewed correspondence from several homeowners regarding the re-opening of the pool /paddle tennis court and resuming the community garage sale. The re-opening of the pools/paddle tennis court and garage sale will be discussed during the Executive Session.
- The Board reviewed correspondence from a homeowner regarding a gathering near beach #3.

## **MEMBER COMMENTS**

- A homeowner had questions comments regarding the DMV boat registration and an architectural application.
- A homeowner commented that she would also like to have homeowner comments at the beginning of the meeting.

## **NEXT MEETING**

The next meeting is scheduled for April 28, 2021 at 5:30 p.m. via telephone conference

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 7:54p.m.

Respectfully Submitted,

Veronica Landeros,  
Recording Secretary