

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, MAY 26, 2021 VIA TELEPHONE CONFERENCE

MINUTES

The Board of Directors Meeting was called to order 5:37 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 (4) Members

MINUTES

The minutes of the April 28, 2021 Board of Directors Meetings, the April 28, 2021 Executive Session, for (hearings and legal) were reviewed. Michael Foore made a motion to approve the minutes as amended. The motion was seconded by Louise Hartsock and the motion passed unanimously.

FINANCIALS

Kurt Feddersen provided an overview of the April 2021 Financial Summary Report. Total cash-on-hand as of 04/30/21 was \$2,939,296.34. Bill Gregor made a motion to approve the financial reports as submitted. The motion was seconded by Louise Hartsock and the motion passed unanimously.

- The Kinecta Federal Credit Union CD will be expiring on 6/17/21.
- The Morgan Stanley CD's that expired on 4/12/21 & 5/17/21 have been renewed.
- The Delinquency report was reviewed
- **Lot# 4502** – The management company for the property owner contacted Emmons to update the mailing address. The payment for the amount due should be received within the next week.

MEMBER COMMENTS

- **Lot# 0504** – The homeowner requested that the Board revisit the LA County Pool Guidelines. The owner requested that the Board budget for the installation of a jacuzzi for the community pool(s), solar panels to power the community pools, and a smart irrigation system. The homeowner would like the minutes to be posted more frequently. The Board also had questions regarding the cameras on the La Venta fence listed on the budget.
- **Lot # 4103** – The homeowner would like the minutes to be posted more frequently. The homeowner would also like the Board to revisit the LA County Pool Guidelines and the need for a monitor. The homeowner would also like for the geese droppings to be cleaned more frequently.
- **Lot# 3803** – The homeowner would like the Board to revisit the LA County Pool Guidelines.
- **Lot# 5702** – The homeowner objected to the use of a pool monitor and would like the Board to revisit the need.

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- **Lot# 1904** – The homeowner supports the idea of a jacuzzi for the community and objected to any security fencing within the community.

PRESIDENT'S REPORT

Please see enclosed attachment.

MANAGEMENT REPORT

Michele Brooks presented the management report. The pressure washing of the sidewalks for the geese droppings has increased to 2 times per week. Michael Foore, Louise Hartsock, and Bill Gregor met with Accurate Pest Control for a site walk. Rodent activity has decreased. Another walk will be scheduled in the Fall. An update on the Covid-19 Facility Reopening was provided. The guidelines continue to be monitored and any updates will be posted on the website. The heater at pool #2 has been scheduled to be replaced.

Pool Re-opening - The Board would like the management company to request that legal counsel provide an updated recommendation for the re-opening of the facilities per the new guidelines. The Board would also like to confirm liability coverage with the HOA insurance carrier. The Board would like to confirm if the current pool monitor is able to sanitize the pool area.

Louise Hartsock made a motion to re-open all the pool facilities and pickle ball court with normal pre pandemic hours effective June 15, 2021, with a reservation system, waivers, sanitation measures, and *without* the use of a monitor. The motion was seconded by Ann Nelson. The motion did not pass with a vote of 3 – (*Not in favor*) to 1 – (*In favor*).

- Michael Foore resigned from his position on the Board (7:05pm)

SECURITY PATROL

The Secural Security reports were reviewed.

PEST CONTROL

The rodent report was provided.

ARCHITECTURAL COMMITTEE

The architectural log was reviewed, and an update was provided. The next architectural meeting is June 6, 2021.

LANDSCAPE COMMITTEE

Louise Hartsock provided an update on current requests and projects. A landscape walk and landscape meeting have been completed.

TREE COMMITTEE

Kathy Gilbert was present at the meeting and provided an update

The Board reviewed a proposal from Green Valley Tree Care for the removal of dead pine tree on Beachlake. Bill Gregor made a motion to approve the proposal in the amount of \$4,416.00 to remove and grind the stump. The motion was seconded by Louise Hartsock and passed unanimously.

POOL COMMITTEE

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

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- There is a missing drain cover at pool #3. All pools should be checked.
- There are six (6) broken chairs at pool #3.

DOCKS AND WLMA

Bill Kneble was not present at the meeting.

The Board reviewed a proposal from R.G Electric to replace the pedestal light fixtures at the 100 dock. Bill Gregor made a motion to approve the proposal in the amount of \$2,212.87 that would be paid from dock reserves. Louise Hartsock seconded the motion and the motion passed unanimously.

OLD BUSINESS

N/A

NEW BUSINESS

2021-2022 Budget – The Board reviewed the proposed budget for 2021-22.

- Louise Hartsock had a question about the amount allocated for the paddle/pickleball court replacement.
- Line items for security cameras and fence along Laventa will be removed from the budget.
- Ann Nelson made a motion to approve the budget as amended. The motion was seconded by Kurt Feddersen and passed unanimously.

CORRESPONDENCE

- **Lot# 3504** – The homeowner suggested that an article be published in the newsletter advising homeowners not to place construction debris in the recycling bins.
- **Lot# 7701** - There has been complaints regarding the tenant cycling on the greenbelt paths.
- **Lot# 4103** - The homeowner sent in written correspondence regarding the opening of the facilities. The homeowner is opposed to the use of a pool monitor.

MEMBER COMMENTS

N/A

NEXT MEETING

The Annual Meeting is scheduled for June 23, 2021 at 5:30 p.m. via telephone conference

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:17 p.m.

Respectfully Submitted,

Veronica Landeros,
Recording Secretary

PRESIDENTS COMMENTS 5-26-2021 (DURING THE ASSOCIATION REGULAR BOARD MEETING - FOR THE RECORD/MINUTES)

Michael Foore

ACCOMPLISHMENTS DURING MY TENURE ON THE LAKESHORE BOARD, JUNE 2014 THROUGH MAY 2021

Thank You for the opportunity to serve a 6th term as President of the Lakeshore Board of Directors! In addition to navigating the Associations' unique challenges, risks, & inconveniences associated with the Covid-19 virus, other noteworthy accomplishments during my tenure on the Board include:

- Increased Association reserves from \$2.36 million as of June 2014, to \$3.01 million as of April 2021, an increase of \$651,000 or 28%.
- Paid off the Association Dock Loan from the reserve account in the amount of \$159,603.
- From reserves, replaced Association common area lights
- From reserves, replaces Ballard lights along Lake Meadow stairs.
- From reserves, reconditioned Pools 1 & 3.
- Negotiated with Spectrum Community Services for two new 5-year Bulk Rate Cable-Video contracts & one new 5 year Ultra-High-Speed Internet contract providing Lakeshore new broadband service & entertainment options at wholesale cost.
- Worked closely with Lakeshore legal counsel & management company to manage Association liability risks, including those associated with the Covid-19 Pandemic, & to mitigate several member-to-member conflicts.
- Promoted Lakeshore interests as a City of Westlake, as a City "Public Safety Advisory Board" Member.
- Prudently managed Association income, expenses, & reserves.
- Oversaw receipt of a clean (GAAP) audit opinion of the financial condition of the Lakeshore Community Association, from an Independent Accounting firm, for 6th consecutive year.
- Facilitated continued use of private 3rd party patrol (Secural) of Lakeshore streets & common areas.
- Instituted a paperless billing system for monthly statements, payments, newsletters, and annual mailings representing a substantial savings in Lakeshore administrative costs.
- Replaced over 60 Lakeshore greenbelt lights, with a new contemporary design while employing LED technology, improving common area aesthetics, and materially reducing Association electricity costs.
- Lead adoption of Lakeshore No Smoking rule at pools, beaches, & paddle tennis court.
- Converted Lakeshore rat abatement service from one employing a rodenticide, that risks presenting a secondary poisoning to other animals in the food chain, to a non-toxic bait station and snap trap solution.