

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, JUNE 23, 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

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
Nine (9) Members

MINUTES

The minutes of the May 26, 2021 Board of Directors Meetings, the May 26, 2021 Executive Session, for (hearings and legal), and the June 2, 2021 Executive Session for (hearing and legal) were reviewed. Louise Hartsock made a motion to approve the minutes as presented. The motion was seconded by Kurt Feddersen and the motion passed unanimously.

FINANCIALS

Kurt Feddersen provided an overview of the May 2021 Financial Summary Report. Total cash-on-hand as of 05/31/21 was \$2,935,148.07. 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 Delinquency report was reviewed

MEMBER COMMENTS

- **Lot # 4103** – The homeowner would like to hold the community garage sale on 10/16/21. The item will be added to the agenda for discussion at the next meeting.
- **Lot# 3404** – The homeowner had concerns over the number of rental units that are in the community and the effect on the value of the properties due to the number of rentals. The homeowner wanted to follow up on the status of an architectural concern he reported and also brought to attention homes that were violating the construction noise rules. The homeowner also had concerns about people parking in front of the pathways. The homeowner was informed that state law prohibits limiting the number of rentals.

MANAGEMENT REPORT

Michele Brooks presented the management report. WLMA Board Nominations will be due sometime in August. Notices should be coming out from WLMA soon. The cleaning of the Geese/Ducks feces has been increased to 3 times per week. Accurate Termite and Pest Control gives discounts to Lakeshore homeowners.

Pool Re-opening - All 3 pools have been re-opened without the need for a monitor or reservation system. The reservation will be available for the paddle tennis court if a homeowner chooses to use it. The hours for the pool will be 8am-10pm and the hours for the paddle tennis court will be 8am to Dusk.

SECURITY PATROL

The Secural Security reports were reviewed.

PEST CONTROL

The rodent report was provided. Isaac Goren would like to complete a walk with the pest control company.

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. Evergreen Circle has been completed. The next landscape meeting will be in July. The next landscape walk-thru is TBD.

LAKESHORE COMMUNITY ASSOCIATION

TREE COMMITTEE

Kathy Gilbert was not present at the meeting.

The Board reviewed the proposal from Green Valley Tree Care for the annual maintenance. Bill Gregor made a motion to approve the proposal in the amount of \$30,800.00 for the fiscal year beginning July 2021. 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.

- The pump at pool 3 is scheduled to be replaced.
- There is furniture at pool 3 that needs to be replaced, proposals have been received for pool furniture replacement and will be reviewed at the next meeting.

DOCKS AND WLMA

Bud Fish was present at the meeting and provided an update. Bud provided an update on the carp situation and water levels.

Bud Fish will be retiring as the WLMA representative for Lakeshore. The Board is looking for another volunteer.

OLD BUSINESS

N/A

NEW BUSINESS

Slade Proposal – The Board reviewed the proposal for irrigation repairs at Lot# 4104. Bill Gregor made a motion to approve the proposal in the amount of \$263. The motion was seconded by Kurt Feddersen and the motion passed unanimously.

Extension of Emmons Contract – The Board reviewed the extension of the Emmons Contract. Bill Gregor made a motion to approve the extension. The motion was seconded by Ann Nelson and the motion passed unanimously.

Pool #3 Pump Proposal – The reviewed the proposal from Malibu Pool Pros for the replacement of the pump at pool #3. Bill Gregor made a motion to approve the proposal in the amount of \$2,388.61. The motion was seconded by Ann Nelson and the motion passed unanimously.

CORRESPONDENCE

N/A

MEMBER COMMENTS

N/A

NEXT MEETING

The Adjourned Annual Meeting is scheduled for July 7, 2021. The next General Session Meeting is scheduled for August 25, 2021 at 5:30 p.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 6:45 p.m.

Respectfully Submitted,

Veronica Landeros,
Recording Secretary