

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY, AUGUST 25, 2021 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

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

### OTHERS PRESENT

Michele Brooks, Association Manager, The Emmons Company  
Veronica Landeros, Recording Secretary, The Emmons Company  
Thirteen (13) Members

### MINUTES

The minutes of the July 28, 2021, Board of Directors Meetings and the July 28, 2021 Executive Session for (hearings and legal) were reviewed. Bill Gregor made a motion to approve the minutes as amended. The motion was seconded by Ann Nelson and the motion passed unanimously.

### SLADE LANDSCAPE

Jesse Slade with Slade Landscaping Inc. was present on the call to discuss the personnel and maintenance changes. There is a new maintenance crew working in Lakeshore. Most outstanding issues have been addressed. The new crew will be working on weeding and edging. The current schedule is Monday, Wednesday, and Friday. Jesse Slade answered questions from homeowners and addressed maintenance concerns.

### FINANCIALS

Kurt Feddersen provided an overview of the July 2021 Financial Summary Report. Total cash-on-hand as of 07/31/21 was \$2,982,254.58. Kurt Feddersen made a motion to approve the financial reports as submitted. The motion was seconded by Ann Nelson and the motion passed unanimously.

- The Delinquency report was reviewed **Motion:** Bill Gregor made a motion to send an intent to lien to lots #2902 and #3801 if payment is not received by 8/26/21. The motion was seconded by Kurt Feddersen and passed unanimously.

### MEMBER COMMENTS

- To Slade: Several homeowners were present on the call to discuss the landscape maintenance and the proposed plan to remove some roses. Many homeowners are opposed to removal of the roses. There were also concerns regarding the irrigation and the appearance of the common areas.
- A member was present on the call to ask the Board to reconsider installing solar panels in the community.
- A member was present on the call to oppose the removal of patrol services in Lakeshore. The homeowner was advised that there has not been a decision to remove patrol services.

### PRESIDENTS REPORT

Bill Gregor presented the presidents report. The Board apologized for the miscommunication regarding the removal of the roses. Bill Gregor advised that owners cannot rely solely on Security Patrol and should continue to report any issues to the sheriff's department.

### MANAGEMENT REPORT

Michele Brooks presented the management report.

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- **SWIMS** - The catch basins at 32070 Waterside were inspected, cleaned, and maintained on 8/10/21.
- **Fall Picnic** - Terese Schwartz has volunteered to head up the Picnic Committee. Additional volunteers are still needed.
- **Pools** – The pool furniture has been ordered. There are delays with the delivery. The furniture will be delivered by the end of the year.
- **Geese/Duck Droppings** - The cleaning has been reduced to once a week due to a decrease in activity.

## SECURITY PATROL

An overview of patrol services was provided. The Secural Security reports were reviewed.

## PEST CONTROL

The rodent reports from Accurate Pest Control were reviewed.

- Isaac Goren was present on the call to provide an update.
- Isaac provided some recommendations to possibly improve the rodent trapping process.
- Isaac would like to be appointed as the point of contact for the pest control company.
- A request was made for a meeting with Accurate, Isaac Goran, and Louise Hartsock to go over processes.

## ARCHITECTURAL COMMITTEE

The architectural log was reviewed. The next architectural meeting is scheduled for September 1, 2021.

## LANDSCAPE COMMITTEE

- Louise Hartsock provided an update on the 2-year plan to replace plantings. The plan has been tabled. The progress of the new landscape crew will be monitored, and no roses will be removed at this time.
- A written plan will be presented to the Board.

## TREE COMMITTEE

Kathy Gilbert was not present at the meeting.

## POOL COMMITTEE

Jaye Oliver was not present at the meeting but sent an email reporting broken chairs and umbrellas at pool 3.

## DOCKS AND WLMA

Bill Knebel was not present on the call.

## OLD BUSINESS

N/A

## NEW BUSINESS

**Pool #3/Light Replacement** – The Board reviewed the proposal from Malibu Pools Pros to replace the broken light in pool #3.

**Motion:** Ann Nelson made a motion to approve the proposal in the amount of \$1,785.60. The motion was seconded by Bill Gregor and passed unanimously.

**Tree Removal Policy** – The Board reviewed a proposed tree placement policy provided by the tree committee.

**Motion:** Louise Hartsock made a motion not to adopt a formal tree policy at this time. The motion was seconded by Bill Gregor and the motion passed unanimously.

**Slade Proposal** – The Board reviewed the proposed from Slade Landscape Inc. for the planter behind 32049 Waterside and planting behind 32011 Viewlake (Slope below).

**Motion:** Louise Hartsock made a motion to approve the proposal in the amount of \$713.00. The motion was seconded by Michael Erickson and passed unanimously.

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## **CORRESPONDENCE**

- The Board reviewed correspondence from a member regarding trespassing incidents at the pool.
- The Board reviewed correspondence from a member regarding a drone that appeared in her window during the middle of the night. A police report was made the next day.

## **MEMBER COMMENTS**

- A member suggested that an article be placed in the newsletter encouraging homeowners to sign up for electronic communications. The member also suggested that the homeowners provided pictures for completion of any maintenance/architectural items. A suggestion was also made that the 2-year landscape plan be placed on hold and that the progress of Slade be monitored.
- A member requested to be appointed to the pool committee. The member also suggested that the security signs be updated/modified.
- A member had a concern about the handrail at the pool #3. The handrail has been ordered however there has been a delay in the shipment. The member also had a concern about the temperature at pool #3 and is also opposed to the removal of the roses.
- A member had a question about the color of the water at pool#1. The homeowner was advised that the pool needs to be replastered and bids will be obtained and presented to the Board.
- A member had a comments about the broken handrail at pool #3 and signage for notifying the owners that the rail is broken. The member also wanted to know the results of the WLMA elections.

## **NEXT MEETING**

The next General Session Meeting is scheduled for September 25, 2021 at 5:30 p.m.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Veronica Landeros,  
Recording Secretary