

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, DECEMBER 8, 2021 @ 5:30 p.m. VIA ZOOM

MINUTES

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

ON THE CONFERENCE CALL AND FORMING A QUORUM

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

OTHERS PRESENT

Michele Brooks, Association Manager, The Emmons Company
Tami Zuccolillo, Association Manager, The Emmons Co.
Veronica Landeros, Recording Secretary, The Emmons Company
Four (4) Members

MINUTES

The minutes of the October 27, 2021, Board of Directors Meetings and the October 27, 2021 Executive Session for (hearings and legal) were reviewed. **Motion:** Ann Nelson made a motion to approve the minutes as amended. The motion was seconded by Michael Erickson and the motion passed unanimously.

FINANCIALS

- Kurt Feddersen provided an overview of the October 2021 Financial Summary Report. Total cash-on-hand as of 10/31/21 was \$2,987,621.36. **Motion:** Bill Gregor made a motion to approve the financial report as submitted. The motion was seconded by Kurt Feddersen and the motion passed unanimously.
- The Delinquency report was reviewed

Lot#3801 – Motion: Bill Gregor motioned motion to Send an Intent to Lien if the account is not brought current by 12/21/21. The motion was seconded by Louise Hartsock and the motion passed unanimously.

Lot#1304 – Motion: Bill Gregor made a motion to Send an Intent to Lien if the account is not brought current by 12/15/21. The motion was seconded by Louise Hartsock and the motion passed unanimously.

Lot#6402 – Motion: Bill Gregor made a motion to Send an Intent to Lien if the account is not brought current by 12/21/21. The motion was seconded by Louise Hartsock and the motion passed unanimously

Motion: Bill Gregor made a motion to have Michele Brooks removed as a signer from all financial institutions and Tami Zuccolillo, the new Association Manager, to be added as a signer. The motion was seconded by Kurt Feddersen and passed unanimously

MEMBER COMMENTS

A homeowner voiced a concern regarding the Board previously overriding committee decisions, specifically in regard to granting architectural appeals, without committee input. The homeowner was advised that the Architectural Chair does provide input for the board to consider prior to making an architectural appeal determination.

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PRESIDENTS REPORT

Bill Gregor presented the presidents report. Michele Brooks has resigned from The Emmons Company and effective 12/20/21 will no longer be the Association Manager for Lakeshore. Tami Zuccolillo will replace Michele Brooks as the Association Manager. In person meetings will begin January 2022. Meetings will be held at the WLVA City Hall Community Room. LVMWD has declared a Local Drought Emergency and have reduced their water budget by 25%. Residents whose water usage exceeds the newly reduced water budget will be assessed substantial penalties.

MANAGEMENT REPORT

Michele Brooks presented the management report.

WLVA Community Room – 2022 Meeting Room Reservations have been confirmed.

WLMA – Bill Kneble and Lynda Brenner were elected to serve on the 2022 WLMA Board.

Pools – The Board will be considering options for resurfacing Pool 1. The new pool furniture for pools 2 & 3 should arrive by January. New “No Pets” signs for all 3 pool gates are on order.

Landing Gate: The lock on the pedestrian gate leading to the landing was repaired and the gate painted. A new No Trespassing sign is on order.

Secural Security and Accurate Termite and Pest Control – The most recent reports were reviewed.

ARCHITECTURAL COMMITTEE

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

LANDSCAPE COMMITTEE

Louise Hartsock provided an update. A landscape walk was held on November 16, 2021. Landscape maintenance bids have been solicited from 3 contractors. Louise Hartsock, Bill Gregor, and Michele Brooks conducted an onsite tour with the potential vendors on 12/3. All common areas have been divided into several zones and committee members will be responsible for monitoring their assigned zone.

TREE COMMITTEE

Kathy Gilbert was not present at the meeting to present a committee report.

POOL COMMITTEE

Jaye was present at the meeting and provided an update.

- A meeting was held with the pool maintenance contractor to address concerns.
- The lock combination for the pool equipment rooms will be changed.

DOCKS AND WLMA

Bill Knebel was present at the meeting and provided an update.

An updated was provided on the carp issue.

OLD BUSINESS

N/A

NEW BUSINESS

- **Pool 1 Resurfacing Recommendations and Pool 3 Tile Bead Blast Proposal** – The Board reviewed comparisons of Fiberglass vs. Plaster resurfacing options. The pool committee chair presented her recommendation to install fiberglass. Management to coordinate a site visit for Jaye Oliver and Bill Gregor to view an association pool recently resurfaced with fiberglass.

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The Board reviewed the proposal from Malibu Pools to clean the pool tile at pool #3 with a bead blasting technique. **Motion:** Bill Gregor made a motion to accept Malibu Pool Pros' proposal for an approximate cost of \$750-\$850. The motion was seconded by Kurt Feddersen and the motion passed unanimously.

- **Green Valley Tree Proposals** – The Board reviewed proposals for tree planting and tree trimming. **Motion:** Ann Nelson made a motion to approve proposal 20211201 for the replacement of two (2) Crape Myrtles on the slope behind Lake Meadow (24" box size) in the amount of \$1,1100, the Carrotwood installation was not approved. The motion was seconded by Kurt Feddersen and passed unanimously.

The Board reviewed proposal #20211111 for tree trimming in the amount of \$14,586. The proposal was not approved at this time and will be tabled until the next annual trimming.

CORRESPONDENCE

- The Board reviewed correspondence from an owner regarding the mulching of grass. The Board advised that at this time this is the most cost-efficient process.

MEMBER COMMENTS

N/A

NEXT MEETING

The next General Session Meeting is scheduled for January 26, 2022, at 5:30 p.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:14 p.m.

Respectfully Submitted,
Veronica Landeros,
Recording Secretary