

# LAKESHORE COMMUNITY ASSOCIATION

## **BOARD OF DIRECTORS MEETING WEDNESDAY, JANUARY 26, 2022 @ 5:30 p.m. VIA ZOOM**

### **MINUTES**

The Board of Directors Meeting was called to order 5:42 p.m. by Bill Gregor via telephone conference.

### **ON THE CONFERENCE CALL AND FORMING A QUORUM**

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

### **BOARD MEMBER ABSENT**

Michael Erickson

### **OTHERS PRESENT**

Tami Zuccolillo, Association Manager, The Emmons Co.  
Dee Jenkins, Recording Secretary, The Emmons Company  
Four (4) Members

### **MINUTES**

The minutes of the December 8, 2021, Board of Directors Meetings and the December 8, 2021 Executive Session for (hearings and legal) were reviewed. **Motion:** Bill Gregor made a motion to approve the minutes as amended. The motion was seconded by Ann Nelson and the motion passed unanimously.

### **FINANCIALS**

- Kurt Feddersen provided an overview of the October 2021 Financial Summary Report. Total cash-on-hand as of 12/31/21 was \$3,021,068.55. **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

**Motion:** Bill Gregor made a motion to add Kurt Feddersen as a signer on all financial institutions The motion was seconded by Louise Hartsock and passed unanimously.

### **MEMBER COMMENTS**

A homeowner voiced a concern regarding Waste Management and the storage of third bin.

### **PRESIDENTS REPORT**

Bill Gregor presented the presidents report and cautioned residents regarding coyote sightings and updated the Board on the survey results.

### **MANAGEMENT REPORT**

Tami Zuccolillo presented the management report.

**Tenant Listing**– The Board reviewed the tenant log.

**Pools** –New pool signs are on order.

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

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## ARCHITECTURAL COMMITTEE

The architectural log was reviewed.

- **Member Appointment:** Motion: Bill Gregor made a motion to appoint Isaac Goren to the architectural committee. The motion was seconded by Ann Nelson and passed unanimously. The next architectural meeting is scheduled for February 2, 2022.

## LANDSCAPE COMMITTEE

Louise Hartsock provided an update. All common areas have been divided into 9 zones and committee members will be responsible for monitoring their assigned zone. The next Landscape meeting is February 27, 2022.

## TREE COMMITTEE

The Board reviewed the tree report provided by Kathy Gilbert.

## POOL COMMITTEE

Jaye Oliver provided an update on their visit to another Association pool to view and discuss their choice to install fiberglass in their association pool. From that visit, Jaye Oliver recommended the Board approve using fiberglass for pool #1.

## DOCKS AND WLMA

Bill Knebel was not present to report

## OLD BUSINESS

**ADU/JADU Policy:** The Board reviewed the ADU/JADU Policy that had been sent out to the membership in 2021. **Motion:** Ann Nelson motioned to adopt the policy as presented. The motion was seconded by Bill Gregor and passed unanimously.

**Swimming Pool** –The pool committee chair presented her recommendation to install fiberglass for pool #1 presented by Aqua Glass. **Motion:** Louise Hartsock made a motion to approve the proposal from Aqua Glass in the amount of \$17,360. The motion was seconded by Bill Gregor and passed unanimously.

**Pool gates and fences paint peeling** -The Board reviewed a proposal from Nakamura Iron Works in the amount of \$11, 295 and a proposal from Precision Painting in the amount of \$10,750 for fence repair and repainting for all pools. **Motion:** Bill Gregor made a motion to accept the proposal from Precision Painting in the amount of \$10,750. The motion was seconded by Kurt Feddersen and passed unanimously. Ann Nelson abstained.

## NEW BUSINESS

**Dock Slips** – Tabled for next meeting.

**Reserve Study** – **Motion:** Bill Gregor made a motion to approve the reserve study loyalty plan. The motion was seconded by Ann Nelson and passed unanimously.

**Inspectors of Election** – The Board reviewed the proposal from James Stewart. Mister Parliamentarian for the upcoming 2022 elections. **Motion:** Bill Gregor made a motion to accept proposal in the amount of \$400.00. The motion was seconded by Ann Nelson and passed unanimously.

**Earthquake Insurance** – The Board reviewed the proposal for earthquake insurance with increase of 6% \$104,045.00. **Motion:** Kurt Feddersen made a motion to accept proposal. The motion was seconded by Bill Gregor and passed unanimously.

## CORRESPONDENCE

We received correspondence from a homeowner regarding adding lights to the sidewalks, feedback regarding not picking up after their dog a concern regarding her interest in a boat slip.

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## **MEMBER COMMENTS**

N/A

## **NEXT MEETING**

The next General Session Meeting is scheduled for February 23, 2022, at 5:30 p.m.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 7:31 p.m. The Board held an executive session to discuss legal matters, contracts and homeowner discipline.

Respectfully Submitted,  
Dee Jenkins,  
Recording Secretary