

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, MAY 25, 2022 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:33 p.m. by Bill Gregor.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

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

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Dee Jenkins, Recording Secretary, The Emmons Company

Four (5) Members

MINUTES

The minutes of the April 27, 2022 Board of Directors Meeting were reviewed. **Motion** Ann Nelson made a motion to approve the minutes as amended. The motion was seconded by Kurt Feddersen and the motion passed unanimously. The April 27, 2022, Executive Session for Hearings, Legal and Contracts were reviewed. **Motion:** Ann Nelson 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 2022 Financial Summary Report. Total cash-on-hand as of 4/30/22 was \$2,893,658.24. **Motion:** Louise Hartsock made a motion to approve the financial report as submitted. The motion was seconded by Michael Erickson and the motion passed unanimously.
- The Board reviewed the Budget for the fiscal year 2022-2023. **Motion:** Kurt Feddersen made a motion to approve the budget proposal with dues increase of \$35 bringing the monthly dues to \$310. The motion was seconded by Ann Nelson and the motion passed unanimously.
- Based on a review of the current financial position and the approved budget for FY2022-2023, it is evident that the Operating Fund is deficient and in need of additional cash to cover projected expenses. **Motion:** Bill Gregor made a motion to transfer \$350,000 from the Capital Improvement Fund to the Operating Fund to have cash available for payment of the increased insurance premium this year and projected operating deficits. The motion was seconded by Kurt Feddersen and the motion was passed unanimously. It is the intent of the Board that the funds would be returned to the Capital Improvement Fund once the Operating Fund has sufficient excess funds in the future.
- The Delinquency report was reviewed.

Lot#3604 – Motion: Kurt Feddersen motioned to Send a Lien if the account is not brought current by 6/18/22. The motion was seconded by Bill Gregor and the motion passed unanimously.

Lot#1004 – Motion: Bill Gregor motioned to Send a Lien if the account is not brought current by 6/13/22. The motion was seconded by Louise Hartsock and the motion passed unanimously.

MEMBER COMMENTS

- A homeowner was present to talk about cutting cost and having a garage sale in the community.
- A homeowner was present and voiced concerns regarding insurance.

PRESIDENTS REPORT

Bill Gregor presented the presidents report. Inflation is up, service and labor cost going up with increases in the future. Lakeshore HOA dues will increase.

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MANAGEMENT REPORT

Tami Zuccolillo presented the management report.

- New signage for pools picked up and will be installed soon.
- No update on new organic trash cans for waste disposal.
- Discussed obtaining proposal ideas from landscape architects.
- Discussed a drought policy relative to homeowners' properties.
- Discussed Pool 3 bead blasting.
- Pool 1 construction complete.

Tenant Listing– The Board reviewed the tenant log.

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 June 1, 2022.

LANDSCAPE COMMITTEE

Louise Hartsock provided an update. The Board discussed the proposal to add roses to the 3rd beach rose garden. Due to the water mandate, this proposal will be tabled until the next fiscal year.

TREE COMMITTEE

No report provided by Kathy Gilbert.

POOL COMMITTEE

No update provided on the pools.

DOCKS AND WLMA

Bill Knebel had no current update to provide at this time.

OLD BUSINESS

New Association Colors - The Board reviewed new paint colors. **Motion:** Louise Hartsock made a motion to accept the new color scheme changes. The motion was seconded by Kurt Feddersen and the motion passed unanimously.

NEW BUSINESS

Proposal to Level Paver Entry: The Board reviewed the proposal to level the pavers near the entry of Lake Harbor Lane. **Motion:** Bill Gregor made a motion to accept the proposal in the amount of \$690.00 to relevel the uneven pavers. The motion was seconded by Michael Erickson and the motion passed unanimously.

Pergola Construction: The proposal was not available at this time.

Locks on Dock Gates: The Board suggested a survey for the homeowner renting docks as to what they will prefer regarding lock or no lock for docks. The Board discussed the proposal and decided to postpone until next meeting.

CORRESPONDENCE

- The Board reviewed correspondence from a member regarding a function in the common area on July 4th. The Board approved function from 4pm-8:30pm.
- The Board reviewed correspondence from a member regarding a donation of an outdoor ping pong table.
- The Board reviewed correspondence from a member requesting to adding pool umbrellas for the lounge chairs.

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MEMBER COMMENTS

- A homeowner was present to talk about the pickle ball court net which needs to be replaced. The court needs to be cleaned with a blower or a sweep with a broom often.

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NEXT MEETING

The next General Session Meeting is scheduled for June 22, 2022, at 5:30 p.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:32 p.m.

Respectfully Submitted,

Dee Jenkins,
Recording Secretary