

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, JUNE 22, 2022 @ 5:45 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:45 p.m. by Bill Gregor.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Bill Gregor, Louise Hartsock, and Michael Erickson

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company
Heather Vaughn, Recording Secretary, The Emmons Company
Three (3) Members

MINUTES

The minutes of the May 26, 2022 Board of Directors Meeting were reviewed. **Motion** Louise Hartsock made a motion to accept the minutes as amended. The motion was seconded by Bill Gregor and the motion passed unanimously. The May 26, 2022, Executive Session minutes were reviewed and discussed **Motion:** Louise Hartsock made a motion to approve the minutes as amended. The motion was seconded by Bill Gregor and the motion passed unanimously.

FINANCIALS

- Bill Gregor provided an overview of the draft financials for May 2022 that were provided and presented to the Board. Total cash-on-hand as of 5/31/22 was \$3,044,469.68. Once the official financials are completed by The Emmons Company, they will be provided to the Board at the next meeting for review and acceptance.
- The Delinquency report was reviewed.

Lot#3604 – Motion: Bill Gregor motioned to Send a Lien if the account is not brought current by 7/20/22. The motion was seconded by Louise Hartsock and the motion passed unanimously.

Lot#6402 – Motion: Bill Gregor motioned to Send the intent to lien if the account is not brought current by 7/17/22. The motion was seconded by Louise Hartsock and the motion passed unanimously.

MEMBER COMMENTS

- A homeowner was present to talk about an HOA tree that was removed and the sprinkler system in the front of their home. Management will reach out to the landscapers and request adjustment.
- A homeowner was present to discuss their questions and concerns with the recent budget and dues increase that went out to the community. The Board will take all the comments and concerns into consideration and will make sure the new board is aware of the homeowners concerns and make sure the accounts are being funded properly.

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PRESIDENTS REPORT

Bill Gregor presented the presidents report and discussed the recent city meetings he has attended regarding the current water restrictions and the changes to the refuse and Waste Management.

MANAGEMENT REPORT

Tami Zuccolillo presented the management report.

- New pool signs were installed at pool 2 and 3
- Tami has been in contact with Waste Management regarding the new trash cans that will be swapped out soon within the community, once there is more information it will be provided the membership.

Tenant Listing– The Board reviewed the tenant log.

Secural Security and Accurate Termite and Pest Control – The most recent reports were reviewed. An updated contract from Secural Security was presented and discussed. The Board would like for Management to go back to Secural Security and see if they would do a 6-month contract opposed to a 12-month contract. Once more information is attained it will be provided to the Board.

ARCHITECTURAL COMMITTEE

The architectural log was reviewed.

LANDSCAPE COMMITTEE

Louise Hartsock provided an update. The Committee will meet in August and do the quarterly walk thru with Jesse from Slade Landscape. Management will coordinate with Isaac Goren to obtain a proposal for the lifts in the concrete walkways.

TREE COMMITTEE

No report provided by Kathy Gilbert.

POOL COMMITTEE

No update provided on the pools.

DOCKS AND WLMA

No current update to provide at this time.

NEW BUSINESS

Annual Picnic – Discussion – The board discussed a timeline for the picnic and requested management reach out to any volunteers. Management will also coordinate and reach out to the DJ for their availability.

Pool 1 Heater-Proposal Review – A proposal from Malibu Pool Pros was presented in the amount of \$6,223.16 and discussed. Louise Hartsock had some concerns and would like to have more estimates provided before the Board makes a decision.

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Management Contract – Review - Motion: Bill Gregor motioned to accept and approve The Emmons Company contract amendment. The motion was seconded by Louise Hartsock and the motion passed unanimously.

CORRESPONDENCE

The Board received correspondence from a homeowner concerned that the annual meeting was via zoom due to the City's request to use the community room.

NEXT MEETING

The next meeting will be the adjourned annual meeting and is scheduled for June 29, 2022, at 5:30 p.m. via zoom. The next regular Board meeting is scheduled for July 27, 2022.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:01p.m.

Respectfully Submitted,

Heather Vaughn,
Recording Secretary