

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, FEBRUARY 22, 2023 @ 5:30 p.m.

MINUTES

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

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Bill Gregor, Louise Hartsock, Kitti McMeel, and Daniel Bland

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company
Dee Jenkins, Recording Secretary, The Emmons Company
1 Homeowner Present

BOARD MEMBER VACANCY

The Board discussed member vacancy. The Board decided not to fill the vacant Board position due to the limited time frame until the next election and the costs associated with conducting a special election. The Board felt they would be neglecting their fiduciary duty should they incur additional costs for a special election.

MINUTES

The minutes of the January 25, 2023, Board of Directors Meeting were reviewed.

Motion: Bill Gregor made a motion to accept the minutes as amended. The motion was seconded by Daniel Bland and the motion passed unanimously. The January 25, 2023, Executive Session minutes were reviewed and discussed. **Motion:** Bill Gregor made a motion to approve the minutes as amended. The motion was seconded by Daniel Bland and the motion passed unanimously.

FINANCIALS

Bill Gregor reviewed the January financials and noted that all issues that were noted at last month's meeting as outstanding have been resolved. We are at \$723,000 revenue YTD with total expenses of \$564,000 so we are in good financial shape. All issues on the November and December financials have all been resolved per Bill Gregor.

- The Delinquency report was reviewed.

PRESIDENTS REPORT

None at this time

MEMBER COMMENTS

None at this time

MANAGEMENT REPORT

Rodent- The Board reviewed the accurate reports.

Tenant Listing- The Board reviewed the tenant report.

Secural Security-The security reports were reviewed. As addressed and confirmed by the owner of Secural Security, 10–15-minute breaks are permitted by the patrol officer.

ARCHITECTURAL COMMITTEE

Kitti McMeel updated the Board on the architectural log.

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LANDSCAPE COMMITTEE

Louise Hartsock provided update to the Board on landscape and noted that she will resign as the Landscape chair and would like the Board to consider another candidate for the position.

TREE COMMITTEE

No report provided by Kathy Gilbert.

POOL COMMITTEE

No update provided on the pools.

DOCKS

The dock committee briefly discussed how to move forward with the purchase and installation of the lift system. **Motion:** Daniel Bland made a motion to confirm the Association would bear the cost of the purchase and installation of the kayak lift systems. The motion was seconded by Louise Hartsock and passed unanimously. Daniel Bland will contact Bodi Lorensen to coordinate the installation and will also contact each kayak owner to verify who would like a system installed.

WLMA

Lynda Brenner provided an update on discussions and news at WLMA.

OLD BUSINESS

Pickleball Resurfacing Proposal – The Board reviewed two proposals to resurface the pickleball court: SoCal Resurfacing for \$10,530 and TD Sports West for \$8,700.

Motion: Louise Hartsock made a motion to accept the proposal from TD Sports West for \$8,700. The motion was seconded by Daniel Bland there was a vote held with 3-1, with one Board member abstaining therefore the motion passed.

Slade Landscape Proposal - The Board reviewed a proposal from Slade Landscaping for the plant installation along the serpentine wall (east and west side of La Venta) in the amount of \$4974. A proposal was also reviewed for additional roses and mulch at Beach 2 in the amount of \$1458. A third proposal was provided with the direction that only the removal of the oleanders located at Beach 2 were being reviewed. The proposal was tabled at this time. **Motion:** Kitti McMeel made a motion to approve the proposals in the amount of \$4974 and \$1458. The motion was seconded by Louise Hartsock and passed unanimously.

Masonry Wall Proposal – Tabled until next meeting.

NEW BUSINESS

Garage Sale – Garage Sale will be April 22, 2023, from 8am – 4pm.

Audit And Tax Proposal – Tabled until next meeting.

Insurance Renewal – Will be provided at the March meeting

CORRESPONDENCE

The Board received written correspondence from homeowners. Emmons will send receipt of correspondence and the Board will take all questions and suggestions under consideration.

MEMBER COMMENTS

Cheri Bland brought up her concerns regarding homeowners doing architectural work without first obtaining approval and the consequences of this action by the committee.

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NEXT MEETING

The next meeting will be scheduled for March 22, 2023, at 5:30p.m.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:05p.m.

Respectfully Submitted,
Dee Jenkins, Recording Secretary