

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, APRIL 26, 2023 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:30p.m. by Bill Gregor.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Bill Gregor, Louise Hartsock, Kitti McMeel

ABSENT MEMBER

Daniel Bland

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Dee Jenkins, Recording Secretary, The Emmons Company

3 Homeowners Present

MINUTES

The minutes of the March 22, 2023, Board of Directors Meeting were reviewed. **Motion:** Kitti McMeel made a motion to accept the minutes as amended. The motion was seconded by Louise Hartsock and the motion passed unanimously. The minutes for March 22, 2023, Executive Session minutes were reviewed and discussed. **Motion:** Kitti McMeel made a motion to approve the minutes as amended. The motion was seconded by Louise Hartsock and the motion passed unanimously. The minutes for March 29, 2023, Special Executive Session minutes were reviewed and discussed. **Motion:** Louise Hartsock made a motion to approve the minutes as amended. The motion was seconded by Kitti McMeel and the motion passed unanimously.

FINANCIALS

- Operating Cash in Pacific Premier bank totals \$172,957 and Reserve funds in Morgan Stanley total \$2,653,299 which is primarily invested in Treasury Bills with a small amount in a savings account for readily available cash.
- For the HOA total income thru March 31 is \$919,965
- Total expenses thru March 31 are \$827,373
- This results in a net income of \$95,952 as of March 31.
- Additional expenses in the coming months such as approximately \$35,000 for tree trimming and increased insurance expenses will reduce our net income for the year to a projected breakeven.

Motion: Bill Gregor made a motion to accept the financials as presented. The motion was seconded by Louise Hartsock and the motion passed unanimously.

The Delinquency report was reviewed.

Motion: Bill Gregor made a motion to accept attorney draft demand letter on line 1 of delinquency report. The motion was seconded by Kitti McMeel and the motion passed unanimously.

PROPOSED LINDERO PROJECT

Michael Foore attended the city meeting regarding the Lindero Project and provided an overview of the items and questions that were discussed.

LAKESHORE COMMUNITY ASSOCIATION

MEMBER COMMENTS

Michael Foore had concerns about people coming into the community fishing and hanging out on the docks. He suggests meeting with the City Manager to see if officers can swing by and walk down to the third beach where most of the activity is.

PRESIDENTS REPORT

MANAGEMENT REPORT

Rodent- The Board reviewed the accurate reports.

Tenant Listing- The Board reviewed the tenant report.

Secural Security-The security reports were reviewed.

ARCHITECTURAL COMMITTEE

Kitti McMeel updated the Board on the architectural log. The committee would like to revise/amend the rules for driveway repairs. Kitti McMeel proposed to hire a landscape architect to help. Bill Gregor suggested that the Board discuss the entire community landscaping as a whole and come up with guidelines to then provide an architect.

LANDSCAPE COMMITTEE

Motion: Louise Hartsock made a motion to accpet Nancy Chamber and Patti Feddersen as landscape committee members. The motion was seconded by Kitti McMeel and the motion passed unanimously.

Slade Landscape – The Board reviewed the proposal from Slade Landscape for \$417.00 for the installation of roses for 3rd beach and Sailview planter. **Motion:** Kitti McMeel made a motion to accept the proposal as modified in the amount of \$417.00. The motion was seconded by Bill Gregor and the motion passed unanimously.

TREE COMMITTEE

No report provided by Kathy Gilbert.

POOL COMMITTEE

No update provided on the pools.

DOCKS

Daniel Bland provided a written report on the docks.

WLMA

Lynda Brenner provided a written report on news at WLMA.

OLD BUSINESS

Broken Lamppost – The Board discussed the proposal from Electricity by R.B Sarnelle in the amount of \$469.00. **Motion:** Kitti McMeel made a motion to accept the proposal as in the amount of \$469.00. The motion was seconded by Louise Hartsock and the motion passed unanimously.

Management Contract – The Board reviewed the new Emmons Management Contract. **Motion:** Bill Gregor made a motion to accept the revised Emmons Contract. The Motion was seconded by Kitti McMeel and the motion passed unanimously.

LAKESHORE COMMUNITY ASSOCIATION

NEW BUSINESS

Budget 2023/2024 – The Board discussed the budget for 2023/2024 fiscal year. **Motion:** Kitti McMeel made a motion to accept the budget and letter to homeowners as modified. The Motion was seconded by Louise Hartsock and the motion passed unanimously.

Inspector of Elections – The Board discussed the contract of the Inspectors of Elections. **Motion:** Kitti McMeel made a motion to accept the contract as written including the business reply mail extra postage in the amount 1986.00 plus \$221.52 for postage. The motion was seconded by Louise Hartsock and the motion passed unanimously.

Digitizing Files – The Board discussed the contract for digitalizing all the Lakeshore Records in the amount of. **Motion:** Kitti McMeel made a motion to accept the contract to digitalize the current and general files. The Motion was seconded by Bill Gregor and the motion passed unanimously.

Pool Reopening/Heating – The Board discussed the timing of heating the pools.

Motion: Bill Gregor made a motion to heat the pools beginning May 22, 2023. The Motion was seconded by Kitti McMeel and the motion passed unanimously.

Beach Cleanup – The Board discussed cleaning up the beach 2 and replacing the sand. Emmons will get quotes on sand.

Insurance – The Board discussed insurance premiums regarding quotes and coverage.

CORRESPONDENCE

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

MEMBER COMMENTS

NEXT MEETING

The next meeting will be scheduled for May 24, 2023, at 5:30p.m in the fireside room.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:23p.m.

Respectfully Submitted,
Dee Jenkins, Recording Secretary