

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY, MAY 24, 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, and Daniel Bland

ABSENT MEMBER

Kitti McMeel

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Dee Jenkins, Recording Secretary, The Emmons Company

6 Homeowners Present

MINUTES

The minutes of the April 26, 2023, 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 minutes for April 26, 2023, Executive Session minutes were reviewed and discussed. **Motion:** Bill Gregor made a motion to approve the minutes as presented. The motion was seconded by Louise Hartsock and the motion passed unanimously.

FINANCIALS

- Operating Cash in Pacific Premier bank totals \$218,081 and Reserve funds in Morgan Stanley total \$2,649,300 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 April 30 is \$1,009,181
- Total expenses through April 30 are \$1,058,991.
- This results in a net Loss of \$49,810 as of April 30.
- The months of May and June should contribute sufficient net income for the year to be breakeven.

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

The Delinquency report was reviewed.

MEMBER COMMENTS

Michael Foore thanked the Board and Emmons for the new pickleball court. He also had concerns regarding the budget whether the funds are in a balanced budget currently or will the funds be transferred.

PRESIDENTS REPORT

Bill Gregor presented the presidents report and discussed that WLMA is establishing a presidents meeting with all HOA surrounding the lake on a monthly basis. They have some goals such as creating more of a community around the lake and would like to establish an email list of all 1300 residents and send out a letter to opt into a mailing list. The HOA council is being set up to have meetings to discuss issues regarding insurance.

LAKESHORE COMMUNITY ASSOCIATION

MANAGEMENT REPORT

Rodent- The Board reviewed the accurate reports.

Tenant Listing- The Board reviewed the tenant report.

Secu ral Security-The security reports were reviewed.

ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log.

LANDSCAPE COMMITTEE

Nancy Chambers and Patti Feddersen provided a comprehensive landscape report which consisted of a lot of areas throughout the association that needed maintenance attention and included bench maintenance, new sand at the VB courts and cleaning of duck feces during chick season.

TREE COMMITTEE

The Board received notice that Kathy Gilbert is resigning her position on the Tree Committee. The Board recommended that the Tree Committee be combined as a subcommittee of the Landscape Committee. The Landscape Committee will investigate a possible new member to join as the Tree Committee Chair.

POOL COMMITTEE

Motion: A motion was made by Bill Gregor to appoint Jaye Oliver as the pool committee chair. The motion was seconded by Daniel Bland and passed unanimously. Jaye Oliver provided a written update on the pools.

DOCKS

Daniel Bland provided a written report on the docks and noted the committee met on May 2, 2023, and noted a lot of maintenance work was needed at the docks. Bodi Lorensen provided a written estimate of repairs to the docks completed last year. The Board requested management and the dock committee to investigate a possible section proposal.

WLMA

Lynda Brenner provided a written report on news at WLMA.

OLD BUSINESS

Nothing at this time

NEW BUSINESS

Change fine schedule – Tabled until next meeting.

Dock Fencing – The Board reviewed the proposal from Bluewater Painting in the amount of \$1740.00 for the painting of the dock fence. **Motion:** Louise Hartsock made a motion to accept the proposal. The motion was seconded by Daniel Bland and passed unanimously.

Reserve Study – The Board discussed and reviewed the draft of the Reserve Study. The Board determined the study was approved as presented.

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.

LAKESHORE COMMUNITY ASSOCIATION

MEMBER COMMENTS

A homeowner was present to discuss the Lakeshore party for either August or September when would it be. The Board will discuss it in a month or two regarding the party.

NEXT MEETING

The next meeting will be the Annual Members meeting and will be held on June 28, 2023, at 5:30pm in the Fireside Room. The regular session meeting will follow.

ADJOURNMENT

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

Respectfully Submitted,
Dee Jenkins, Recording Secretary