

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING THURSDAY JULY 6, 2023 @ 5:30 p.m.

### MINUTES

The Board of Directors Meeting was called to order 6:00p.m. by Bill Gregor.

### BOARD MEMBERS PRESENT AND FORMING A QUORUM

Bill Gregor (via phone), Kitti McMeel, Daniel Bland and Michael Foore

### BOARD MEMBERS ABSENT

Tom Sutphen

### OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Dee Jenkins, Recording Secretary, The Emmons Company

6 Homeowners

### DETERMINE OFFICER POSITIONS

**Motion:** Bill Gregor made a motion for the following positions. Michael Foore seconded and passed unanimously:

- Michael Foore-President, Kitti McMeel-Vice President, Bill Gregor-Treasurer and second Vice President, Daniel Bland-Secretary and Tom Sutphen- Assistant Secretary

Michael Foore thanked all of the members of the Board and would also like to thank Louise Hartsock for her for her dedication and commitment to the Community by her service as chair of the Landscape Committee and as a Board Member.

### MINUTES

The minutes of the May 24, 2023, Board of Directors Meeting were reviewed. **Motion:** Daniel Bland made a motion to accept the minutes as presented. The motion was seconded by Bill Gregor and the motion passed unanimously. The minutes for May 24, 2023, Executive Session minutes were reviewed and discussed. **Motion:** Daniel Bland made a motion to approve the minutes as presented. The motion was seconded by Bill Gregor and the motion passed unanimously.

### FINANCIALS

- Operating Cash in Pacific Premier bank totals \$147,252.54 and Reserve funds in Morgan Stanley total \$2,558,181.89 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 May 31 are \$1,107,306.28
- Total expenses through May 31 are \$1,148,707.61.
- This results in a net loss of \$41,401.33 as of May 31.
- The month of June should contribute sufficient net income for the year to be breakeven.

**Motion:** Daniel Bland made a motion to accept the financials as presented. The motion was seconded by Kitti McMeel, and the motion passed unanimously.

The Delinquency report was reviewed. **Motion:** Michael Foore made a motion to send a small claims letter to homeowner #2 on report. The motion was seconded by Kitti McMeel, and the motion passed unanimously.

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## MEMBER COMMENTS

Kitti McMeel had concerns regarding goose feces by beach 3 and steps to get it cleaned. A homeowner presented a common area request for a children's bday party at pool 3. The owner acknowledged that the pool rules will be followed and will provide proof of liability insurance with Lakeshore noted as the loss payee. Motion: A motion was made by Kitti Mcmeel to approve the request. The motion was seconded by Daniel Bland and passed unanimously. Jaye Oliver also had a concern about why homeowners are not paying their assessments.

## PRESIDENTS REPORT

Nothing at this time.

## MANAGEMENT REPORT

**Rodent-** The Board reviewed the accurate reports. Management provided the Board with correspondence from Accurate Pest Control regarding a bait box that was tampered with and will be replaced. The company suggested going back to once a week service. After discussion, the Board noted the current service timing is still adequate.

**Tenant Listing-** The Board reviewed the tenant report. The Board noted two addresses that needed follow up notices regarding possible new tenants.

**Secural Security-**The security reports were reviewed.

## ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log.

## LANDSCAPE AND TREE COMMITTEE

Nancy Chambers and Patti Feddersen provided a comprehensive landscape report.

**Green Valley Tree Care Proposal** – The Board reviewed a proposal from Green Valley Tree Care in the amount \$1,860 to install a root barrier along the walkway at 4136 Beach meadow due to roots affecting patio pavers. The Board tabled the proposal, so a site visit may be conducted.

**Monthly Landscape Fund** – Tabled until next meeting for further consideration.

**Slade Proposals** – The Board reviewed two proposals; A drain was requested behind a home on Sailview and a proposal to replace the sand on the beaches and vb court. Both proposals are tabled until more information can be gathered. Two members of the Board would like a site visit to review the proposed drain on Sailview.

**Dog Station/Bags & Benches**– The Board reviewed a proposal from Streetlight Restoration Specialists, inc which included the cost to repaint all park benches (24) and dog stations (4) in the amount of \$18, 780. After further discussion, more information is needed, and the proposal was tabled.

## POOL COMMITTEE

Jaye Oliver provided a written report on pools.

## DOCKS

Daniel Bland provided a written and verbal report on the docks. The Board also reviewed a proposal provided by Bodie Lorensen regarding much needed maintenance to dock 700. Further discussion was required, and the proposal was tabled until July.

- Appoint committee member-The Board requested Management reach out to Michael Koslow to inquire if his prior request to serve on the committee was still of interest.

## WLMA

Lynda Brenner provided a written report on news at WLMA.

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## **OLD BUSINESS**

Nothing at this time

## **NEW BUSINESS**

**Annual Picnic** – The Board discussed holding an annual picnic in the fall. Further discussion will take place at the July meeting.

## **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**

Nothing at this time

## **NEXT MEETING**

The next meeting will be held on July 26, 2023 at 5:30pm in the Fireside Room.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 8:01p.m.

Respectfully Submitted,  
Dee Jenkins, Recording Secretary