

# LAKESHORE COMMUNITY ASSOCIATION

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

### MINUTES

The Board of Directors Meeting was called to order 5:35p.m. by Michael Foore.

### BOARD MEMBERS PRESENT AND FORMING A QUORUM

Michael Foore, Bill Gregor, Kitti McMeel, Daniel Bland, and Tom Sutphen

### OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

### MINUTES

The minutes of the July 6, 2023, Board of Directors Meeting were reviewed. **Motion:** Bill Gregor made a motion to accept the minutes as presented. The motion was seconded by Kitti McMeel and the motion passed unanimously. The minutes for July 6, 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 Kitti McMeel and the motion passed unanimously.

### FINANCIALS

- Operating Cash in Pacific Premier bank totals \$150,357.79 and Reserve funds in Morgan Stanley total \$2,564,574.02 which is primarily invested in Treasury Bills with a small amount in a savings account for readily available cash.
- For the HOA total income through June 30 are \$1,202,173.86
- Total expenses through June 30 are \$1,281,804.37
- This results in a preliminary net loss of \$79,630.51 for the fiscal year ending June 30, 2023.
- June is the fiscal year end. These financials are on a modified accrual basis. Our independent auditors will in the next few months audit these financials for the year and will issue an audit report to reflect the financials on a full accrual basis.

**Motion:** Kitti McMeel made a motion to accept the financials with the addition of full Morgan Stanley statements being provided and the T-Bill maturity dates being corrected. The motion was seconded by Daniel Bland, and the motion passed unanimously.

The Delinquency report was reviewed.

**Motion:** Bill Gregor made a motion to request lot# 404 be called to an informal hearing in the spirit of cooperation in August. The motion was seconded by Kitti McMeel, and the motion passed unanimously.

**Motion:** Tom Sutphen made a motion to have the attorney draft an assignment of rents notice to lot# 3801. The motion was seconded by Bill Gregor, and the motion passed unanimously.

### MEMBER COMMENTS

Paul Rathert had concerns regarding an incident on 7/23 at the pickle ball courts where a suspicious male was conducting lewd acts. Nancy Chambers also came in contact with the same male on another day. Kitti McMeel, Daniel Bland and Lloyd Carter noticed the same male riding his bike in the community. Paul Rathert also had concerns regarding locking the gates on the docks. Lloyd Carter has concerns regarding homeowners and contractors not

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following the rules when it comes to cleaning up after work; the grass at the 2<sup>nd</sup> beach is brown.

## **PRESIDENTS REPORT**

Michael Foore presented the presidents report and paid tribute to the late Ann Nelson for her dedication and multi-year commitment to the Lakeshore Community, and the many other service organizations she contributed her time to as well.

## **MANAGEMENT REPORT**

**Rodent-** The Board reviewed the Accurate reports.

**Tenant Listing-** The Board reviewed the tenant report. Notices have been sent to those leases that have expired but have not yet provided the management company with an updated copy.

**Secural Security-**The security reports were reviewed. The Board noted that on the reports, there is a lot of activity of nonresidents in the community being reported. The Board requested management draft a notice that will be sent to neighboring communities requesting compliance with our rules and keeping dogs on leashes.

**Adopt Committee Members -** The Board was provided a list of each committee member serving on all sanctioned committees for the Lakeshore Community HOA which are as follows; Architectural, Landscape and Tree Committee, Pool Committee and Dock Committees. All members were reconfirmed and approved by the Board of Directors.

## **ARCHITECTURAL COMMITTEE**

The Board reviewed the architectural log. Kitti McMeel noted concerns from the committee which included timely notices sent out and a request regarding spiders being removed from the property itself.

## **LANDSCAPE AND TREE COMMITTEE**

Nancy Chambers and Patti Feddersen provided a comprehensive landscape report.

**4136 Beachmeadow-** The Board reviewed a proposal from Green Valley Tree Care in the amount of \$1,860 to install a root barrier along the walkway at 4136 Beach meadow due to roots affecting patio pavers. **Motion:** Tom Sutphen made a motion to approve the proposal in the amount of \$1860.00. The motion was seconded by Michael Foore and the motion passed 4-1.

**Monthly landscape fund** – The Board determined to continue to discuss at the August meeting.

**Slade Proposals-** The Board reviewed two proposals for the Board to review. A proposal was reviewed regarding a drain to be installed next to 32149 Sailview in the amount of \$2,865 and a proposal to replenish the sand at the three beaches and VB courts in the amount of \$33,364.77. At this time, a site visit will be scheduled to review and discuss the drainage proposal, but the sand proposal is tabled at this time.

**Green Valley Tree Care Proposal** – The Board reviewed a proposal from Green Valley Tree Care in the amount of \$50,008 which included trees that needed to be trimmed and removed. After discussion regarding trimming records and immediate necessity regarding removal, the Board determined to place a hold on the trees that needed to be trimmed and move forward with the balance. **Motion:** Tom Sutphen made a motion to accept the proposal as modified in the amount of \$4704.00 plus treatment of tree #440. The motion was seconded by Kitti McMeel and the motion passed unanimously.

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**Appoint Member to Tree Committee-** The Board appointed three (3) members to the Tree Committee. A motion was made by Daniel Bland to appoint, Lloyd Carter, Francine Foore and Cheri Bland to the Tree Committee. The motion was seconded by Tom Sutphen and passed unanimously.

## POOL COMMITTEE

Jaye Oliver provided a written report on pools. The Board requested an inventory of the current umbrellas and their conditions for each pool.

## DOCKS

Daniel Bland provided a written and verbal report on the docks.

- **Appoint Committee Members** – A motion was made by Tom Sutphen to appoint Michael Koslow and Eleen Vallejo to the dock committee. The motion was seconded by Kitti Mcmeel and passed unanimously.
- **Locks on gates** – The Board discussed putting locks on the gates at the docks. Further discussion was required, and the proposal was tabled until August.
- **Bodi Lorensen** – The Board reviewed the proposal from Bodi Lorensen to repair the 700 docks. The Board agreed to have Bodi Lorensen put us on his schedule while the dock committee and management work to obtain an additional contractor.

## WLMA

Lynda Brenner provided a written report on news at WLMA.

## OLD BUSINESS

**Annual Picnic** – The Board discussed holding an annual picnic in the fall. After discussion the Board decided to have a meet and greet rather than an annual picnic which is scheduled for October 7, 2023, from 9:00am-10:30am.

## NEW BUSINESS

**Handyman** – The Board discussed hiring a handyman for the Association to take care of small issues/concerns around the property. However, more discussion is needed. Tabled for further consideration.

**Meeting Rules** – Further discussion is required, and the proposal was tabled until August.

## 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 August 23, 2023 at 5:30pm in the Fireside Room.

## ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:09p.m.

Respectfully Submitted,  
Dee Jenkins, Recording Secretary