

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING THURSDAY AUGUST 23, 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 26, 2023, Board of Directors Meeting were reviewed. **Motion:** Daniel Bland made a motion to accept the minutes as amended. The motion was seconded by Tom Sutphen and the motion passed unanimously. The minutes for July 26, 2023, Executive Session minutes were reviewed and discussed. **Motion:** Daniel Bland made a motion to approve the minutes as amended. The motion was seconded by Tom Sutphen and the motion passed unanimously.

FINANCIALS

- As of July 31, cash in Pacific Premier bank totals \$305,510 and invested funds in Morgan Stanley total approximately \$2,464,270 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 July 31 is \$154,931 and total expenses thru July 31 are \$66,252. This results in a preliminary net income of \$88,679 for the current fiscal year.
- Upon review of the July financial statements and Morgan Stanley statements, it was determined that invested funds at Morgan Stanley are overstated in the financial statements by approximately \$20,000 to \$25,000 in July which compared to financial statement overstatements of approximately \$100,000 in May and June. This is in part the result of detailed reconciliations between Morgan Stanley statements and book balances not being performed on a monthly basis.

Motion: Bill Gregor made a motion to accept the financials as presented and request that detailed reconciliations on all bank and investment accounts be conducted on a monthly basis. The motion was seconded by Daniel Bland and passed unanimously.

The Delinquency report was reviewed.

MEMBER COMMENTS

No Homeowners were present to report

PRESIDENTS REPORT

Michael Foore started by thanking Bill Gregor for his tenure as President and presented him with a gift card and thank you card signed by members of the Board and others present. Michael Foore continued with the president's report which consisted of updating the Board on a meeting between the President and Management with the owner of Secural Security. This meeting was to request additional patrols at the beaches by the car patrol, provide additional information to security on suspicious persons in the community and to provide an updated foot patrol schedule. Mr. Foore continued with noting that he, along with

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Management will be meeting with the Westlake City Manager to discuss current projects in development, current city regulations such as the gas-powered leaf blowers and potential City grant program.

MANAGEMENT REPORT

Rodent- The Board reviewed the Accurate reports. It was noted that they did come out and do a gopher treatment but management will confirm that they also did their normal twice a month service.

Tenant Listing– The Board reviewed the tenant report. Notices will continue to be sent out for those that have leases expiring and have not provided management with updated lease information.

Secural Security-The security reports were reviewed. Michael Foore noted that the Letter of Agency was provided to the Lost Hills Sheriff station.

ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log. Kitti McMeel noted concerns from the committee which included that notices are not being sent out in a timely manner and the spreadsheet needs to be updated correctly.

LANDSCAPE AND TREE COMMITTEE

Nancy Chambers and Patti Feddersen provided a comprehensive landscape report.

- **Pickleball Court Discussion**-Management noted that TDSports, who resurfaced the pickleball court will be coming back out to do the corrections to the paint on the court. Additional conversation surrounding the cracks was conducted. The Board noted that the contract that was signed specifically noted that cracks would/could appear due to the foundation. The Board will continue to discuss how best to mitigate these.
- **Benches/Dog Stations Proposal**-The Board reviewed a proposal from Streetlight Restoration Specialists, Inc. in the amount of \$18,780 to repaint the benches (and do some light welding should they need repair) and to replace 4 dog stations. The Board continues to discuss this proposal and two Board members will meet with Patti Feddersen and Brian Moran for further discussion.
- **Green Valley Tree Trimming Proposal**-The Board reviewed a proposal from Green Valley Tree Care in the amount of \$31,260. **Motion:** A motion was made by Tom Sutphen to approve the proposal as presented. The motion was seconded by Bill Gregor and passed unanimously.

POOL COMMITTEE

Jaye Oliver provided a written report on pools. The Board requested a proposal for an additional umbrella. A nice sign will be placed on the gate to remind owners of surrounding residents and to be more respectful of noise.

DOCKS

Daniel Bland provided a written report on the docks.

WLMA

No report was received at this time.

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OLD BUSINESS

Meeting Rules-The Board reviewed draft verbiage which outlined proposed procedures and conduct for future meetings. Motion: Daniel Bland made a motion to incorporate the meeting rules for future use. The motion was seconded by Tom Sutphen and passed unanimously.

Handyman for Lakeshore-Tabled until September meeting

Guest Policy-Review Verbiage-Changes will be revised and circulated back for further review.

NEW BUSINESS

Proposed CC&R Amendment-Lease Terms-The Board reviewed proposed amendments to the CC&R's regarding lease terms to comply with current statute. The Board required further clarification and will review at the September meeting.

CORRESPONDENCE

Nothing at this time.

MEMBER COMMENTS

Nothing at this time

NEXT MEETING

The next meeting will be held on September 27, 2023 at 5:30pm in the Fireside Room.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:28pm.

Respectfully Submitted,
Tami Zuccolillo, Recording Secretary