

LAKESHORE COMMUNITY ASSOCIATION

INFORMATIONAL MEETING

WEDNESDAY OCTOBER 25, 2023 @ 5:30 p.m.

MINUTES

The Informational Meeting was called to order 5:41p.m. by Michael Foore.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Michael Foore, Bill Gregor, Kitti McMeel and Tom Sutphen

BOARD MEMBERS ABSENT

Daniel Bland

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Lloyd Carter, Homeowner

Ray and Emma Hamel, Homeowners

Daniel Hytowitz and Gloria Hytowitz, Homeowners

FINANCIALS

The September 2023 Financial Statements show:

- As of September 30, cash in Pacific Premier bank totals \$186,292 and invested funds in Morgan Stanley total approximately \$2,602,180 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 September 30 is \$372, 188.
- Total expenses thru September 30 are \$258,997.
- This results in a preliminary net income of \$113,191 for the current fiscal year.

The Delinquency report was reviewed.

MEMBER COMMENTS

Lloyd Carter was present to request if the HOA had a grading plan. Ray and Emma Hamel were present to discuss their concerns regarding the adjacent pine tree causing potential root issues to their patio. Daniel Hytowitz and Gloria Hytowitz were present to discuss a violation letter.

PRESIDENTS REPORT

Michael Foore noted that fire insurance premiums have risen significantly in recent years. He has started the process to have the HOA be Firewise certified. The initial assessment was conducted with representatives from LA County. Once they receive the assessment, the local lead for Firewise and Michael Foore will meet and draft up an abatement plan to provide to the Board for review and discussion. Should the Board respond with any remediation measures, it will be issued back to the state and the certification would be provided to the HOA. We then would provide this to our homeowners and our own insurance carrier for a rate reduction. Michael Foore also updated the Board that Management along with himself will meet with the WLV City Engineer on October 30th to briefly discuss a drainage issue on Lake Harbor.

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MANAGEMENT REPORT

Rodent- The Board reviewed the Accurate reports. Management will verify with Accurate regarding which boxes were tampered with and where the areas were.

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.

ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log.

LANDSCAPE AND TREE COMMITTEE

Nancy Chambers and Patti Feddersen provided a comprehensive landscape report. Nancy and Lloyd Carter will liaise with Green Valley Tree Service to review any trees that are dying/dead in the community and will provide a proposal for the Board to review. Lloyd Carter noted that he is working on updating the tree map of the community and will work with Green Valley and come up with a trimming schedule.

POOL COMMITTEE

Nothing at this time

DOCKS

Nothing at this time

WLMA

The Board reviewed the written report from Lynda Brenner.

OLD BUSINESS

Handyman for Lakeshore-Tabled

Guest Policy-Tabled

NEW BUSINESS

Digitizing Files in Storage-The Board discussed the files in storage and how the HOA could minimize the storage costs by digitizing the files. Management will pull a sample of boxes from storage to compile a sample cost.

CORRESPONDENCE

All correspondence was reviewed, and management will respond accordingly.

MEMBER COMMENTS

Nothing at this time

NEXT MEETING

The next meeting will be held on November 29, 2023 at 5:30pm in the Fireside Room.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:13pm.

Respectfully Submitted,
Tami Zuccolillo, Recording Secretary