

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING THURSDAY SEPTEMBER 27, 2023 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:39p.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
Lloyd Carter, Homeowner

MINUTES

The minutes of the August 23, 2023, Board of Directors Meeting were reviewed. **Motion:** Tom Sutphen made a motion to accept the minutes as amended. The motion was seconded by Bill Gregor and the motion passed unanimously. The minutes for August 23, 2023, Executive Session minutes were reviewed and discussed. **Motion:** Tom Sutphen made a motion to approve the minutes as amended. The motion was seconded by Bill Gregor and the motion passed unanimously.

FINANCIALS

- As of August 31, cash in Pacific Premier bank totals \$190,922 and invested funds in Morgan Stanley total approximately \$2, 591,123 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 August 31 is \$262, 255.
- Total expenses thru August 31 are \$151, 047
- This results in a preliminary net income of \$111, 208 for the current fiscal year.

Motion: Tom Sutphen made a motion to accept the financials as presented and request the dock and interest income budgeted items be reflected on the financials. The motion was seconded by Danial Bland and passed unanimously.

The Delinquency report was reviewed.

MEMBER COMMENTS

Lloyd Carter was present to discuss the light out at pool 2, continued issues with mud and residue on the sidewalks and erosion concerns on the areas next to the sidewalks. Additional comments were made regarding trees on the master tree list not being updated properly.

PRESIDENTS REPORT

Michael Foore brought to the Boards attention recent residential project applications as noted on the website for the City of Westlake Village for the old Kmart location, the area know as 'The Lakes' and the project noted at 1 Baxter Way off Lakeview Canyon. These areas will continue to stay on the radar of the HOA as they progress. Additional updates were provided relative to the conversation with Spectrum where a \$2.25 unit per month credit will be issued to the HOA until the matter of the negotiations between Spectrum and Disney are resolved. Lastly, a summary of the meeting with the City Manager, Rob De Gues, Michael Foore and Management was provided.

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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. Michael Foore updated that management reiterated to the owner of Secural Security that the vehicle patrol was requested to exit the vehicle and patrol the beaches.

ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log. Kitti McMeel noted that there were still some areas on the spreadsheet that needed to be updated.

LANDSCAPE AND TREE COMMITTEE

Nancy Chambers and Patti Feddersen provided a comprehensive landscape report.

- **Benches/Dog Stations Proposal**-The Board continued discussion on the 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. **Motion:** A motion was made by Kitti McMeel to approve the proposal subject to Brian Moran attending the October meeting to bring and discuss paint samples and details on the process. The motion was seconded by Tom Sutphen and passed unanimously.
- **Green Valley Proposals:** The Board reviewed a proposal from Green Valley Tree Care in the amount of \$2656 which was a result of a tree request from 32102 Sailview to have an Oak Tree just outside of their home trimmed. Upon further discussion, it was determined that an immediate trimming of several limbs that are on or near the roof of the home needs to be undertaken. Concurrently, Green Valley will start the process with the City of Westlake Village for further trimming. **Motion:** A motion was made by Tom Sutphen to approve up to \$4200 which includes the immediate trimming of limbs on or near the roof per the fire department's direction and subsequent proposal of \$2656 for additional trimming. The motion was seconded by Michael Foore and passed unanimously. The Board also reviewed a proposal in the amount of \$840 to replace a tree previously removed near 32177 Sailview. Upon further review, the Board tabled this proposal for further discussion at the October meeting to also be discussed congruently with a plan/proposal from Slade Landscaping on possible regrading of this area.
- **Slade Landscaping Proposal:** The Board reviewed a proposal in the amount of \$860 to install 20-5gal Morea plants along the fence at pool 3. **Motion:** A motion was made by Tom Sutphen to approve the proposal as presented. The motion was seconded by Kitti McMeel and passed unanimously.

POOL COMMITTEE

Jaye Oliver was present to report on all pools. Management updated the board on the ongoing issue with the light being out at pool 2. Based on the efforts of the pool company, Clear Conceptz, the light and wiring is not able to be pulled out to replaced. The Board reviewed a proposal from Clear Conceptz in the amount of \$3965 which includes cutting the deck to install a new conduit and junction box, new light, labor and repairs. The Board requested a second proposal and more detailed information from Clear Conceptz. In the interim, the Board determined to close pool 2 due to the safety of the residents.

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DOCKS

Daniel Bland provided a written report on the docks. Additionally, the Board reviewed and discussed a proposal from Nakamura Ironworks with two optional locks to be placed at the docks to help prevent non residents from accessing the docks. Motion: A motion was made by Michael Foore to accept option #2 in the amount of \$2250. The motion was seconded by Bill Gregor and passed unanimously.

WLMA

Lynda Brenner provided a written report.

OLD BUSINESS

Handyman for Lakeshore-Tabled

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

Proposed CC&R Amendment-Lease Terms-The Board reviewed the correspondence from the Association attorney regarding the proposed modification to the CC&Rs relative to the lease terms. This will reconcile the CC&R's to be updated with current statute. **Motion:** A motion was made by Bill Gregor to send out to the membership for the 28 day comment period. The motion was seconded by Daniel Bland and it passed 4-1.

NEW BUSINESS

Sidewalk Repair Proposal-BPR-This proposal is tabled until additional details are provided and a second proposal is reviewed.

Community Garage Sale-The next community garage sale is October 14th.

CORRESPONDENCE

The Board received correspondence from Lloyd Carter relative to concerns regarding residents parking vehicles on the street on street sweeping day, concerns over the landscapers and trees not being properly inventoried. Additional correspondence was received from Jeanne Troyanek with concerns over the landscapers and a request from the landscape committee on how to respond to a request for trimming of trees that were turned down by the HOA due to budget constraints.

MEMBER COMMENTS

Nothing at this time

NEXT MEETING

The next meeting will be held on October 25, 2023 at 5:30pm in the Fireside Room.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 7:38pm.

Respectfully Submitted,
Tami Zuccolillo, Recording Secretary