

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY JANUARY 24, 2024 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:30p.m. by Michael Foore.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

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

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Lynda and Howard Brenner, Homeowners

Kurt Feddersen, Homeowner

Steve ?????

Louise Hartsock, Homeowner

Jacqueline Chernack, Homeowner

Cheri Bland, Homeowner

MINUTES

The Board reviewed the general and executive session minutes from November 29, 2023.

Motion: A motion was made by Bill Gregor to accept the minutes as amended. The motion was seconded by Michael Foore and passed unanimously.

FINANCIALS

The November and December 2023 Financial Statements show:

- As of December 31, Cash in Pacific Premier bank totals \$189,475.71 and invested funds in Morgan Stanley total approximately \$2,626,233.22 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 December 31 is \$673,039.25.
- Total expenses thru December 31 are \$577,813.31.
- This results in a preliminary net income of \$95,225.94 for the current fiscal year.

The Delinquency report was reviewed.

MEMBER COMMENTS

Several members were present to discuss their concerns regarding the proposed guest policy rule.

PRESIDENTS REPORT

Michael Foore ceded his time allotment to discuss the guest policy.

MANAGEMENT REPORT

Rodent- The Board reviewed the Accurate reports.

Tenant Listing- The Board reviewed the tenant report.

Secural Security-The security reports were reviewed. Management noted that the owner of the security company was notified of a concern regarding the patrol not getting out of their vehicle to check the beaches. Additionally, any reports that come through noting a violation of the rules, notices are sent to residents.

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ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log. Kitti McMeel noted that a member of the committee was not able to continue with the requirements and that the two committee members started the wrap wall project.

LANDSCAPE AND TREE COMMITTEE

Nancy Chambers confirmed that 4 proposals from the November meeting were approved and would be scheduled with Slade Landscaping.

POOL COMMITTEE

The Board reviewed a proposal in the amount of \$3404 to remove and install a new metal pool equipment room door. **Motion:** A motion was made by Kitti McMeel to approve the proposal as presented. The motion was seconded by Michael Foore and passed unanimously.

Motion: A motion was made by Kitti McMeel to adjourn to executive session to further discuss. The motion was seconded by Michael Foore and passed unanimously.

The Board adjourned to Executive Session at 7:28pm.
The Board readjourned to General Session at 7:49pm.

DOCKS

Motion: A motion was made by Kitti McMeel to appoint Lynda Brenner and Daniel Bland as co chairs, to appoint Howard Brenner as a committee member and to remove Michael Koslow as co chair. The motion was seconded and passed unanimously.

WLMA

The Board reviewed the written report from Lynda Brenner.

OLD BUSINESS

Guest Policy-The Board noted that they received a lot of feedback on the proposed rule change. Michael Foore provided a background summary which helped put the reason for the proposed rule in place. Michael also suggested that the proposed rule be withdrawn and a new rule in a new subsection be reworked with the coordination of management and counsel. **Motion:** A motion was made by Michael Foore to withdraw the proposed guest policy rule as presented. The motion was seconded by Bill Gregor and passed unanimously.

NEW BUSINESS

Earthquake Insurance Renewal

The Board reviewed the renewal proposal from Steve Reich with options for a 5% or 10% deductible options with different cost options. **Motion:** A motion was made by Tom Sutphen to accept the renewal proposal with the 10% deductible. The motion was seconded by Kitti McMeel and passed 3-2.

Firewise Report

The Board reviewed the firewise report. The Board will review and further discuss at the February meeting.

City Drain Proposal-Review/Discuss

Tabled until the City provides the agreement for the Board to review.

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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 February 28, 2024 at 5:30pm at The Emmons Company.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:10pm.

Respectfully Submitted,
Tami Zuccolillo, Recording Secretary

DRAFT