

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING

WEDNESDAY FEBRUARY 28, 2024 @ 5:30 p.m.

### MINUTES

The Board of Directors Meeting was called to order 5:31p.m. by Michael Foore.

### BOARD MEMBERS PRESENT AND FORMING A QUORUM

Michael Foore, Bill Gregor, Tom Sutphen and Daniel Bland

### BOARD MEMBERS ABSENT

Kitti McMeel

### OTHERS PRESENT

Heather Vaughn, Assistant Association Manager, The Emmons Company

Darren Claypool, Homeowner

Nancy Chambers, Homeowner, Committee Member

Jaye Oliver, Homeowner, Committee Member

Patti Feddersen, Homeowner, Committee Member

Sybil Nisenholz, Homeowner

### MINUTES

The Board reviewed the general and executive session minutes from January 24, 2024.

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

### FINANCIALS

The January 2024 Financial Statements show:

- As of January 31, Cash in Pacific Premier bank totals \$263,797.09 and invested funds in Morgan Stanley total approximately \$2,635,984.10 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 January 31 is \$820,493.73
- Total expenses thru January 31 are \$630,263.21
- This results in a preliminary net income of \$190,230.52 for the current fiscal year.

The Delinquency report was reviewed. **MOTION:** Bill Gregor made a motion to allow Lot #4902 until March 21, 2024 to bring their account current, if not done so the Board will proceed with filing a lien against the property. Michael Foore seconded the motion and it carried unanimously.

### MEMBER COMMENTS

Owner comments regarding their application and application process were presented and discussed.

Owner comments and questions regarding the Board looking into a new licensed plate reader and cameras for the community were presented and discussed. The owner asked if the Board would consider adding the item to the agenda for the next meeting. The Board will discuss this further. No further action at this time.

### PRESIDENTS REPORT

Michael Foore gave his presidents report.

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## MANAGEMENT REPORT

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

**Tenant Listing**– The Board reviewed the tenant report.

**Secural Security**-The security reports were reviewed.

**Escrow Report** – The Escrow report was reviewed.

## ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log. Nancy Chambers gave an update on the architectural process and noted that they want to make sure all the items are included before the application is sent over to the committee.

**Chicken wire on fencing – Discussion** – Nancy Chambers, from the architectural committee provided a sample of proposed chicken wire, that would be approved to install on homeowners fencing, for the Board to review. She asked the Board if they would consider proposing a new rule in the architectural guidelines allowing the pre-approved chicken wire. The Board discussed the matter further and asked for the discussion to be added to the March meeting agenda.

## LANDSCAPE AND TREE COMMITTEE

**Walls/Lights/Beaches/Paddle Tennis Court/Rodents** – No further action.

**WLV Beautification Grant Extension – Review** – The Board reviewed the updated Beautification grant extension and noted the deadline of June 30<sup>th</sup> to complete all work.

**Trees – Green Valley Tree Care – Review Proposals** – Patti Fedderson provided an update on the two tree proposals from Green Valley Tree Care; one in the amount of \$8367.00 and the second in the amount of \$1,344.00. **MOTION:** Michael Foore made a motion to accept and approve proposal #723937 in the amount of \$1,344.00. Tom Sutphen seconded the motion and it carried unanimously.

**MOTION:** Michael Foore made a motion to table proposal #721692 in the amount of \$8367.00 until the next fiscal year. Tom Sutphen seconded the motion and it carried unanimously.

## POOL COMMITTEE

**Pools – Repair of pool light – Review Proposals** – Proposals from Coby-Co Construction and Clear Conceptz were presented and discussed. Issac Goren suggested that the Board investigate a pool builder for the lighting work. **MOTION:** Michael Foore made a motion to table the proposals and asked The Emmons Company to reach out a few pool builders. Daniel Bland seconded the motion, and it carried unanimously.

## DOCK COMMITTEE

**Dock Committee – Dock 700 Proposal** – Daniel Bland gave an update on the dock committee and the proposal for the docks. There are three proposals pending and the committee is still working on finalizing, nothing further at this time.

## WLMA

The Board reviewed the written report from Lynda Brenner.

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## **OLD BUSINESS**

**Proposed Architectural Rule – Adopt/Decline** – The Board discussed proposed rules and the member comments that were received. **MOTION:** Tom Sutphen made a motion to defer until the March meeting. Michael Foore seconded the motion and it carried unanimously.

## **NEW BUSINESS**

**Proposed Guest Policy** – Will be provided at the March meeting.

## **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 March 27, 2024 at 5:30pm at The City.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 7:04pm.

Respectfully Submitted,  
Heather Vaughn, Recording Secretary