

Lakeshore Village HOA Meeting

December 10, 2019

7:00 pm

Board Members Present: Nana Seitz, Larry Snipes, , Karen DiGirolamo, Bridge Bickel, James Miller, Rick Thompson, Tom Martin, David McBeath, Michael Stratford

Alternates Present: None

Board Member Absent: None

Property Manager: Ann Michel

Homeowners Present: Sharon Thompson (4), Kathy Smith (77), Joe & Dayle Vaughn (127)

Call to Order: Larry Snipes called the meeting to order.

Approval of Minutes

Larry asked for questions or corrections regarding the minutes for last month's meeting. Michael noticed the date was incorrect. Karen stated she provided Ann with a corrected draft. Larry asked for a motion to approve the corrected November 12th minutes. Tom moved. Michael seconded. Motion passed unanimously.

Board Report

- **Drainage Project**

Larry gave an update on the drainage project with engineer Scott Southall. Scott provided an adjusted budget based on a new lower project cost. Total project cost is \$95,598. LSV's financial responsibility is \$20,598. The grant will provide \$73,288. The next step is the design and bidding phase. Hopefully the project will start in the spring. Project area includes area 47 - 57 & area 1 - 9.

- **Boat Update**

Two boats were bid on by LSV homeowners and are now being cared for.

Financial Report

- LSV tax returns and audit have both been completed. Note: LSV was scheduled for a review this year rather than a full audit but the auditors made a mistake and did a full audit instead. LSV received a full audit for the price of a review, a \$1000 savings.
- Balance Sheet for November:
 - Operating Account - \$18,359
 - Capital Account - \$150,831
 - Operating Painting - \$38,302
 - Reserve Painting - \$167,370
 - Roofing Account - \$87,793

- For November, a few things to note:
 - Under Billable Expense - \$375 was paid to a vendor for removal of a homeowners' tree. The homeowner has paid the reimbursement.
 - Under Specified Donations - \$150 was received in garden donations this month.
 - Under Insurance Reimbursement - Larry inquired about a \$1529 entry. Bridge explained although insurance reimbursements from homeowners were due last month, late payments were still coming in, resulting in the \$1529 entry.
 - Under Common Area Maintenance - Rick's cart was repaired, some bushes were treated for mites, bags were purchased for dog stations
 - Under Clubhouse Expense - \$243 was spent for an exit sign in the clubhouse and to have fire extinguishers checked out.
 - Under Taxes and Licenses - \$682 to pay our total tax debt.
- For the month:
 - LSV finished in the black - \$5956
- Year to Date –
 - Net Income Year - \$6558
 - Electric is 7% lower than anticipated due to the new clubhouse HVAC system.

Proposed Addition to the Monthly LSV Financial Report

- Tom proposed a motion - "On behalf of Lakeshore Village residents who have and continue to stay current on their fees and insurance obligations, and in the interest of transparency and full disclosure to the residents and homeowners of Lakeshore Village, I move to include a detailed listing of all delinquent accounts in the monthly financial report". This idea was very well received. It was decided to discuss this idea further in the January board working meeting and vote on it in the February LSV HOA meeting.

Property Manager's Report

- **Thanks to Bridge**
Ann expressed gratitude in having Bridge as a safety net to check her accounting each month.
- **Recycling**
Lexington Recycle Center will be shut down for improvements January 6th – 19th. Homeowners are asked to please hold recyclables until the week of the 20th once the blue Rosie recycling containers are full. Do not use plastic trash bags to put recyclables in the Rosie's. Do not put Kroger bags in the Rosie's. Only plastic containers with plastic lids, glass bottles and jars, steel and aluminum cans, and dry, flat cardboard. No plastic bags of any kind ever!
- **Snow Stakes**
The snow stakes are now in place to help the snow plow.
- **Cold Weather Reminders**
Disconnect hoses please. On below freezing nights, keep faucets dripping and open cabinet doors housing pipes that are on outside walls.
- **Dumpster Doors**
The frozen dumpster door over by the 80 – 90 area will be addressed soon.

- **Electrical**

Electrician is coming to take care of the 543 electrical issue by Unit 122. James asked about a light flickering over by Units 25-26.

- **KY Utilities**

Ann was excited to receive the new KU bill for the clubhouse. The new HVAC unit was installed in late October. The November billing period last year and this year had an average temperature of 45 degrees. With the new HVAC unit installed, the bill went from \$341 last year at this time to \$147 this year. Big savings!

- **Gutter Cleaning**

They were here today and finished all units.

Committee Reports

- **Communications**

Tom reported he is doing routine maintenance. He has begun to post the HOA meeting agenda prior to the meeting next month. Tom recently discovered a tool where if you find a provider on the internet that you would like to share on the LSV website, go to "provider" on the LSV website and you can send it directly.

- **Beautification**

Dayle reports the Christmas decorations are up at the entrances.

- **Social**

David encourages all to come for the holiday party and reminds people to RSVP. The social committee is working hard to create a festive party.

- **PAC**

Rick reports we in the midst of inspections and about half are done.

- **Tree**

Joel had nothing to report.

Homeowners Concerns: None

Old/New Business:

Tom asked if the sweeper in the clubhouse works well. Ann reports it does.

Meeting was adjourned by Larry Snipes

Submitted by: Karen DiGirolamo