

Lakeshore Village Board Meeting

January 14th, 2020

7:00 pm

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

Alternates Present: Joanna Rodes (93)

Board Member Absent: David McBeath

Property Manager: Ann Michel

Homeowners Present: Sharon Thompson (4)

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

Approval of Minutes:

Larry asked if there were any questions or corrections regarding the minutes for last month's meeting. Larry asked for a motion to approve the meeting minutes for the December 10th HOA meeting.

Bridge moved to approve the minutes. Rick seconded. Motion passed unanimously.

Board Report

- **Roof Replacement Units 101 & 102**

Larry asked Bridge for an explanation on how the contiguous roof replacement process works. Bridge explained prior to 2007 it was the board's responsibility to get bids, select the contractor and get the job done. After 2007 the contractor selection process changed to have homeowner participation in the contractor selection process, sharing the responsibility. The units needing a new roof are 101 & 102. Three recommended contractors have been contacted and bids are being provided to the homeowners for their consideration. The homeowners involved are free to make the choice.

If a homeowner is unable to pay for their portion of the roof, the HOA can pay the contractor, then work with the homeowner for reimbursement in this instance. This issue will be discussed further at the next working meeting. Roofing will probably not begin until spring.

- **EcoLandCare Contract**

There was a slight increase from last year due to the need for additional mulch. Rick moved that we accept the new contract for EcoLandCare. Michael seconded. The motion passed unanimously.

- **Gator Cab**

It was decided Ann will call the business in Paris where the gator was purchased to get costs on a cab.

- **Drainage Project Contract**

Engineer Scott Southall reported we should be receiving the final contract from the city soon to sign and send back.

Financial Report

Balance Sheet as of: December 31, 2019

- Operating Account - \$12,664
- Capital Account - \$160,868
- Painting Operating - \$42,729
- Reserve Painting - \$167,417
- Roofing - \$87,639

For the month, budget to actuals - a few things to note:

- \$375 Income entry in the Billable Expense is the reimbursement from the homeowner for a tree removal
- \$8,883 Common Area Maintenance, \$7,493 of which was for gutter cleaning
- professional fees for the audit and taxes

For the month net income - \$6,280

Budget vs. Actuals to the end of the year:

- \$710 - Specified Donations (Garden)
- \$144 - Legal Fees (\$600 budgeted)
- \$8,193 Clubhouse Capital Expense – New HVAC & Carpeting
- \$1,850 Common Area Repair – 3 Handrails
- Net Income Year to Date – \$11,528

Property Manager's Report

- **Christmas Tree Removal**
Ann will call the city Monday to remove the Christmas trees at the end of Laketower Dr.
- **Recycling**
Our next recycling pick-up will be after January 20th on Tuesday.
- **Lake Hickman**
Lake Hickman is currently being lowered so LELA can install a boat ramp and homeowners can work on their docks.
- **Carport Repairs**
Bridge, Ann and Steve McCubbins walked the property to access the carport repair needs. They are working on prioritizing and work will begin soon.
- **Living Room Concert Reminder at the Clubhouse**
Friday, January 24th local duo, Thirsty Boots will provide an awesome concert at the clubhouse for LSV residents and friends.

Committee Reports

- **Communications**
Tom reported there was not much to report. Discussion took place regarding training another person to provide admin services for the LSV website.
- **Beautification**
No report. Ann commented EcoLandCare was out today working on windstorm debris. Rick also has been working hard to clean up windstorm debris.
- **Social**
Concert reminder for January 24th. Come hear Thirsty Boots! Bring your friends!

- **PAC**
Inspections have been completed and letters will be going out in the next week or two.
- **Tree**
No report.

Homeowners Concerns - None

Old/New Business

Pool Deck – Larry stated if we are planning to do work on the pool deck this year, we need to decide now to get on the contractors' schedule as they book up quickly. It will be discussed further at the working meeting. It was mentioned there are a couple bids that were collected a while back. Ann is going to check to see if the bids are still good. Ann is looking at pool chairs too.

Insurance – The LSV insurance representative wants to meet with available board members to discuss the upcoming policy renewal. This meeting will take place at the clubhouse on Wednesday, January 22nd.

Meeting was adjourned by Larry Snipes

Meeting minutes submitted by: Karen DiGirolamo