

Lakeshore Village Board Meeting

6/9/2020 via Zoom

7:00 pm

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

Alternates Present: Gretchen Feld

Board Member Absent: None

Property Manager: Ann Michel - absent

Homeowners Present: Emily Keefe #25, Doug Wedding #139, Laurel Sims #59, Ana Jimenez #53, Lis Reep #15, Vivian Snipes #97, Jessica Scott #73, Kathy Smith #77, Sheila Kenny #141, Terry Tussey #61, Susan Crocker #72

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

Approval of Minutes:

Larry asked if there were any questions or corrections regarding the May HOA meeting minutes. Larry requested a motion to approve the May minutes. James moved to approve. Bridge seconded. Motion passed unanimously.

Board Report

- **LSV Annual Meeting**

Annual Meeting is August 25th at 7:30. We are looking for homeowners willing to serve on the LSV board. Nominations are currently being accepted.

- **Drainage Project**

The final contract for LSV Drainage Project was received, signed and returned to the city to be approved by the city council. As soon as it is approved the project will begin.

- **Boat Launch Dock and Pedestrian Ramp**

The boat launch dock has been submitted for approval from LELA. As soon as it is approved, the project will move forward. The dock will be placed down by the boat storage area and has a 10 ft. long gangplank with 2 ft on the shore. The gangplank leads to a 6.5 ft. X 10 ft. platform. Cost is approximately \$4,600. The pedestrian ramp would be beside the boat launch dock. It is approx. 6.5 ft wide and 33 ft long. It is a walk-in walkway, beginning on land and goes into the water. It has ridges to prevent slippage, can be removed, cleaned, rolled up and stored over the winter inside. Cost is approximately \$2000. This mat is made by MobiMat (<http://www.mobi-mat-chair-beach-access-dms.com>) and is used in some state parks for wheelchair access into park waters.

Larry is looking into adding river rock in the water by the new boat dock, pedestrian ramp and where the gulley runs down into the lake for those that enter the water at that point of entry. The rock will be funded by Larry and Vivian. A question was raised about using asphalt for a ramp rather than the removable ramp. Bridge stated asphalt would not hold up in the water and concrete would be the material of choice if we were to go that route. Getting trucks into the area to do the job would be problematic Cost was prohibitive at approximately \$12,000.

- **Red Tags**

Thank you to all the residents using their red tags at the lakefront. Having them visible on clothing, around your neck, on a bag, on a chair or on a tacklebox makes it easier to identify trespassers. Remember to use red tags at the waterfront.

- **Property Line Fence**

Ideas regarding the replacement the fence between LSV property and the neighboring property are being discussed.

Financial Report

- **Balance Sheet as of May 31:**

Operating Account - \$36,604

Capital Account - \$150,249

Operating Painting - \$50,544

Reserve Painting - \$167,568

Roofing - \$77,795

- **Month of May**

For the month of May, not much to note:

Interest Income has dropped considerably. Had anticipated \$145 but was \$33.30.

For the month of May Net Income: \$32,167

- **Year to Date**

Net Income Year to Date: \$18,045

Budget to Actuals Year to Date: \$18,045

Interest Income - \$811 rather than the anticipated \$1700

Clubhouse Income is lower due to COVID closure.

Community Garden - \$860 in donations have been taken in, \$535 has been spent.

- **Capital Expenses**

Carport Project \$31,240 There is one outstanding bill yet to be paid. More carport work will start in September with the new budget.

Clubhouse Expense - \$15,691 spent, the majority of it spent on the HVAC unit and roof.

Electrical – Outages in some areas. Money has been spent on lines, conduit and labor to make those repairs.

Property Manager's Report

It's Ann birthday and her husband has whisked her away. **Happy Birthday Ann!**

Larry read her report:

- **Shrub Trimming**
Shrub trimming is scheduled for later in the month. If you do not want your shrub(s) trimmed, get a flag(s) from the office to mark your shrub(s).
- **Emerald Ash Borer Treatment**
Emerald Ash Borer treatment will be done in late June or July. Necessary tree trimming will be done in September. Joel and the arborist are walking the property to make those determinations during the summer. Thanks to Joel for his continued efforts with LSV trees.
- **Dumpster Blinds**
Remember to close dumpster doors after depositing trash. Rick is continuing to clean the door handles daily. Do not leave bags of trash on the ground inside the dumpster blind. Garbage trucks come on Tuesday and Friday. Do not block the dumpster blinds with vehicles. Make sure contractors that may be working in your home are aware of this schedule. One missed pick up can create unsanitary conditions.
- **Package Deliveries**
Frequent calls are coming into the office regarding packages being delivered to the wrong units. If you need help matching a wrongly delivered package to a unit, please call the office for help. Your neighbors appreciate the effort.
- **Unit Update**
Known units for sale – 9, 47, 82, 120
Welcome to new owners in units - 10, 28, 37, 49, 89
- **Village Care and Beautification**
Thank you to all those who voluntarily care for the common areas in the village by allowing use of water spigots for watering, pulling weeds, adding plants and mulch, tending the vegetable garden, picking up trash in the boat storage area and more...thank you!
- **Pool School & Pool**
Ann will be doing online pool school on June 18th. Swim Pro is scheduled to begin the pool opening process on June 16th. June 28th is the date the aquatic centers can open with huge restrictions in place. Lap swimming only, no gathering. We will stay tuned as time progresses to listen for more about pools opening.

Committee Reports

- **Communication** – Tom reports nothing new.
- **Beautification** – Thanks to Dayle and Joe for their work in keeping the village looking good.
- **Social** – David reports there may be an outdoor summer concert with "The Johnson Brothers" in the works. Location would be the lakefront common area beside the clubhouse. Stay tuned.

- **PAC** – Rick had nothing to report.
- **Tree** – Joel had no report.

Homeowners Concerns

- **Pool Deck**
Emily asked about the pool deck. Grinding has been done as well as some patching. Resurfacing material has yet to be applied. There have been scheduling issues with the vendor.
- **Old Dock Ladder**
Kathy reported a metal piece on the wooden ladder on the clubhouse dock. It is sticking out, creating a hazard and asked that it be removed. She reported the steps could use a little maintenance (possibly an extra rung) to make them more user friendly. Larry asked Kathy to mark the ladder and step in question with a ribbon or something to identify it. She also mentioned a place on the pool deck near the lake access gate where the concrete is raised and creates a toe stubbing hazard.
- **Pool Opening**
Discussion took place around a pool opening date. Larry clarified we cannot open until we get the green light from the governor and the mayor even though we all want the pool to open as soon as possible.

Old/New Business

- **Additional Lake Water Testing**
Bridge spoke about doing additional e-coli testing at the LSV shoreline to assure the water is in good shape for water fun. LELA test's the water periodically and the levels this summer have been within the safe range. There was a question about blue-green algae in the lake. LELA patrols watching for blue-green algae and if seen, tests accordingly. Typically, it is late summer and deep in the coves if it appears. It has not been an issue in the past.
- **Carport Repairs**
Bridge spoke about carport floor issues. He says the crumbling floor issues do not create instability but will look into getting estimates for repairing them. In the past, 2 different options have been utilized. Asphalt has been laid over the concrete in some instances and other times the concrete has been redone.
- **State Annual Report**
Michael asked about updating the board information with the state. It is typically done in late August after the annual election.

Meeting was adjourned by Larry Snipes

Meeting minutes submitted by: Karen DiGirolamo