

Lakeshore Village HOA Meeting

7/14/20 via Zoom

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: Joanna Rodes (93), Gretchen Feld (88)

Board Member Absent: None

Property Manager: Ann Michel

Homeowners Present: Dayle Vaughn(127), Laurel Sims (59), Jean Welch(14), Terry Tussey(61), William Axtell (40), Christin Sims (54), Susan Crocker (72), Kathy & Kyle Smith (77), Emily Keefe (25), Suzy Cox (37), Jessica Scott(73), Angela Brown (33), Doug Wedding (139), Vivian Snipes (97), Evan Vittitow(42)

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

Approval of Minutes:

Larry asked for questions or corrections regarding the minutes for the 06/09/2020 meeting minutes. Larry asked for a motion to approve the minutes. Bridge moved to approve. Tom seconded. Motion passed unanimously.

Board Report

- **Sign Replacement**

The 500 entrance sign has split horizontally and needs to be replaced. The new sign will look like wood but is actually a composite material that will last longer and is lightweight. The bid is \$3607.64. Michael moved. Rick seconded. Motion passed unanimously.

- **Pool Opening Plan**

The board did a lot of research on pool openings during the pandemic. The two most important issues are:

- 1) keeping the LSV residents safe and healthy.
- 2) The board's fiduciary responsibility to everyone who lives here.

Research took place via:

- 1) an LSV Pool Committee meeting to suggest a COVID pool opening plan. They helped to inform us on issues around opening the pool and their efforts are greatly appreciated.
- 2) a meeting board member Nana Seitz attended hosted by an HOA attorney discussing pool issues and how HOA's should handle pool openings during the pandemic.

- 3) a meeting that took place with DellaValle pool management company to learn what it would take to set up a system to meet the COVID requirements so the health department to approve the opening of the pool.

The decision to open the pool was not taken lightly. It was decided to hire DellaValle Pool Management company. It is best to keep Ann and Rick free to do their jobs and leave the running of the pool to professionals to ensure the pool remains COVID compliant throughout the season. If this plan does not work well, the plan can be tweaked. Doug Wedding asked about rain days. Ann stated payment is on a per day basis and for rain days there would be no charge. If it begins to thunder or rain after staff has arrived, they would wait 30 minutes before leaving. Christin Sims asked if leaving the pool after a 2-hour stay was always required. Larry stated if the pool was not at capacity and nobody was waiting to enter, it was not necessary for you to leave. Larry asked for input about the pool hours from the homeowners. If thoughts came up after the meeting, he asked the thoughts be emailed to he and Ann.

Larry asked for understanding and patience during these strange and difficult times. Larry asked for a move to approve funds to hire DellaValle which are \$150 daily. We are currently booking through Labor Day. Tom moved. Bridge seconded. Motion passed unanimously.

- **Bids for Fence**

Bids are being collected for a fence at the Harbour View/LSV border.

- **Kayak Dock Update**

A boat launch dock has been ordered. River rock has improved the shoreline. A request was made to discuss getting additional river rock since it has proven to be beneficial at the next working meeting. Larry stated he thought he had a volunteer willing to pay for another load. The MobiMat previously discussed at earlier meetings will not be ordered.

- **Additional Boat Storage**

Larry is looking at options for more boat storage once the new dock arrives. The hope is to provide bigger boat storage down by the water to make accessibility easier. Once the boat dock is installed it will be easier to see where the new storage should go.

- **Drainage Grant Update**

The grant has been approved and the contract signed with EarthCycle. EarthCycle wrote the grant, designed the project and will manage project construction. Phase I is expected to begin later this summer or fall. Phase 1 includes project areas B & C on the project map. Area B is around units 47 – 65. Area C is around units 1 – 9 & 99 – 105. Some of the sidewalks will be replaced by permeable pavers to help the drainage issues in these areas.

- **Architectural Change Request for Unit 132**

An ACR to add sliding glass doors in a wall that faces the water company property was submitted for approval. The correct paint color will be used. Larry asked for a motion to approve the request. Rick moved. Michael seconded. The motion passed unanimously minus Bridge. (Since this ACR was submitted by Bridge, he abstained from voting.)

Financial Report

- Balance Sheet as of June 30:
 - Operating Account - \$19,432
 - Capital Account \$164,125
 - Operating Painting \$49,633
 - Reserve Painting \$167,590
 - Roofing \$78,478
- Budget to Actuals for June, a few things to note:
 - Labor was a little higher due to an extra pay period in the month.
 - End of the month balance: Negative \$6384
- Year to Date
 - Capital Common Area Repair Account - \$5,795 of which \$3,945 was spent in June for the deposit on the dock and the deposit on the 500 entrance sign
 - Net Income Year to Date - \$14,096 Things are tracking pretty true to expectations.
 - Specified donations Garden donations - \$1,055
 - Carport Expenses - \$36,306
 - Bids to repair a carport flooring issue are now being collected. Work for the rest of the carport fascia will continue next fiscal year.
 - Clubhouse Capital - \$15,691 was spent due to HVAC replacement and roof from last year's budget.
 - Electrical - \$4004, the budgeted amount was \$2500. There were lots of light issues that popped up over the last couple of months that had to be addressed

Property Manager's Report

- **Electric**

A new electrical line was run by the fence. The wire is currently above ground. It will be buried soon.
- **MetroNet**

MetroNet is finished installing infrastructure. Service lines are being installed to homeowners who have subscribed to the service. Like all the other cable companies, the service lines are left above ground. Please call and put pressure on MetroNet to come back and bury your service lines to avoid the lines being accidentally cut by the mowing crew.
- **Thanks to Dayle & Joe**

Joe's sister is a member of Zero Waste Team, part of the Sierra Club. Zero Waste Team will provide with their newsletter that includes valuable recycling information to Ann. Ann will provide Zero Waste newsletter link in the next LSV News to Use email to homeowners so they can easily access information on how to recycle correctly. Please read to learn proper recycling etiquette to promote zero waste to support the environment and planet.
- **Rick**

Email the office if you see a job for Rick to do rather than addressing him directly. This helps with task prioritization and coordination. Thank you!

- **Tree Walk**

Ann and the arborist did a tree walk last week. The quote for the needed work came today. Tree removals take place first. Trimming away from buildings will happen in the fall. Some stump grinding will also take place at some point around the property. Emerald Ash borer treatment has already taken place. Rick asked if the evergreen by 103 was on the list and it was.

Jessica asked how it would be known if a tree that was requested to have attention would be addressed. Ann replied that she would be contacting homeowners that were near trees receiving work ahead of time. Gretchen reported a branch down at the entrance near the carport behind Larry & Vivian's unit.

- **Units for sale**

Units 9, 47, 82, 121 are for sale. Units 9 and 121 are listed with realtors. Units 47 and 82 are for sale by owner.

Committee Reports

- **Communications**

Tom – The fonts on the website have been enlarged to make reading easier.

- **Beautification**

Dayle – Not much to report but comment on how nice everyone's units look.

- **Social**

David – The July concert has been pushed back. Christin reported the neighbors across the lake are planning a flotilla get together on the lake this Saturday.

- **PAC**

Rick – Inspections are completed for the year. Contracts are coming in to the office

Homeowners Concerns

- **Pool Deck Project**

Jessica Scott inquired about the pool deck resurfacing project. The preparation work to resurface the deck was completed before the project stopped. Larry stated the project halted due health issues of the company owner. He is currently in the hospital in Florida. The company had received a partial payment of \$15,000. Due to the pool now being open and the owner of the company in the hospital, the project is suspended. Communication with the company owner will continue through the LSV office or an LSV attorney to determine if he will complete the job or refund an appropriate amount of the money.

- **Sunbathing**

Susan Crocker requested time for sunbathers in the morning. There was much discussion around this topic. Larry reiterated lap swimming is permitted outside of the Dellavalle hours of 1 – 6 daily because swimmers only use the pool, not the chairs. It is not safe to have people using the pool deck and chairs when Dellavalle staff is not there to sanitize them.

Note: Since this discussion, new lounge chairs and a table with umbrella has been placed in front of the clubhouse for sunbathing.

- **Picnic Tables at the Waterfront**

Dayle Vaughn asked if the picnic table at the waterfront could be spruced up with some pea gravel underneath. Larry added it would be nice to replace the 2nd picnic table that rotted.

- **Pop Up Storms**

Tom encouraged those heading out on the lake to check the radar when there are clouds. Storms can pop up unexpectedly.

- **Carport Floor**

Bridge stated a homeowner had a concern about a carport floor where concrete eroded at the front edge of a carport exposing re-bar. Bids for asphalt and concrete are being acquired.

- **Unit Repairs**

Emily reported she has not experienced the repairs and painting process yet. She asked if there is a warranty provided on the materials used for repairs on the units. Larry reported repairs and siding are the responsibility of the homeowner. Rick, chair of the PAC committee explained the units are inspected the year before repairs and painting are to take place. There is a checklist the PAC committee uses when conducting inspections. Items included but not limited to are rotted siding, fogged windows, and damaged doors. When the inspections are done, they go to Ann at the office and then she provides copies to the homeowners. A homeowner chose an insured and bonded contractor to do the work following the LSV rules and regulations. There is a list of contractors Ann can provide to any homeowner that would like it.

Jean asked if we were still on a 5-year rotation for unit repairs and painting. The CCR's mandate the units are inspected every 5 years. If they do not need repairs and painting, they can ask for a 1-year extension but it is best for all the units in the building to be done at the same time.

Emily asked if it was a choice for the previous owners to not replaced rotted wood. Rick explained it would not be typical for rotted wood to be painted over. Emily asked if there was a way to find out more information on this and was directed to see Ann at the office.

Old/New Business:

- **Lake Testing**

Additional lake testing is being considered in front of Lakeshore Village to be sure of the water quality. Laurel stated the KAWC usually provides adequate testing and inquired about the cost of testing. LELA tests once a month for e-coli in 11 areas. The EPA floor level is 220 parts per million but Lake Fontaine usually tests around 35 parts per million, well under the EPA standard. The closest area to LSV tested is at the end of Lake Fontaine close to the water company. Emily asked if LSV HOA does any testing, that the results be provided via email to the community. If LSV HOA does testing, results will be provided. At present, testing has only been done by LELA and KAWC.

Larry thanked everyone for coming and participating and thanked the board for struggling through this difficult season because it has not been easy. Moving forward, we will continue to do the best we can.

Meeting was adjourned by Larry Snipes

Submitted by: Karen DiGirolamo