

Lakeshore Village Board Meeting

08/11/2020

7:00 pm via Zoom

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

Alternates Present: Joanna Rodes

Board Member Absent:

Property Manager: Ann Michel

Homeowners Present: Ana Jimenez (53), Vivian Snipes (97), Elizabeth Reep (15), Susan Crocker (72), Sharon Thompson (4), Kathy Smith (77), Jessica Scott (73), Doug Wedding (139), Terry Tussey (61), Emily Keefe (25), Evan Vittitoe (42)

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 the July HOA. Larry requested a motion to approve the minutes. Bridge moved
Motion passed unanimously.

Board Report

- **Pool Update**

The pool situation has become the bane of Larry's existence for the last 2 months. The struggles have been:

- finding a pool management company,
- getting the pool management company to understand our needs,
- getting the pool management company do what we pay them to do,
- getting home owner's to understand the health department's requirements to open the pool,
- and getting the home owners to abide by those rules.

Larry states the pool situation has turned him into someone he does not like, he becomes ugly and if he has been ugly to you, he apologizes.

Discussion took place regarding the pool hours. The pool poll revealed people would like some later hours. Ann will call DellaValle to see if they are open to shift the pool hours to 2:30 to 7:30, 7 days a week as requested by the pool goers at the meeting. Lap swim hours will remain the same in the mornings.

- **Pool Resurfacing**

Friday was given as a deadline to the pool resurfacing company. If the owner of the company did not provide a satisfactory solution the matter will be turned over to the LSV attorney.

- **Boat Dock**

The boat dock is installed and usable although the handrail for the gang plank has yet to come in. As soon as the company in Indianapolis receives the handrail, they will deliver it. A suggestion was made to put a "No Diving" sign up. No more than 4 people are recommended to be on the dock at a given time.

- **Fence**

This is regarding the fence at the Harbour Point and 543 Lakeshore Village property boundary. Bids are for a dog-ear fence with trim boards on top including posts. The difference is Mike would use 8 ft. panels. Sticks would do individual pieces for easier repairs and greater stability.

Mike Thornsberry - \$11,500

Sticks Fencing Company - \$11,710

Ann will check on warranties.

Larry voiced a preference for the fence company over the general contractor. Mike moved that we approve Sticks bid subject to a warranty. Tom seconded. Motion passed unanimously.

- **Drainage Project**

Scott Southall will be on the property next Friday.

- **LSV Annual Meeting**

The LSV Annual Meeting will be Tuesday, August 25th via Zoom at 7:30. Please attend.

- **Earth Design/Scott Southall**

Scott will be on the property Friday to walk the property to make the final assessments and design changes before the 1st phase of the drainage project begins. One decision in question is whether to use permeable concrete or permeable pavers. Larry asked Ann to give Scott a call and ask him to provide samples to view. The project has been slated to begin this fall but may take longer due to COVID.

Financial Report

- **Balance Sheet as of End of July:**

- Operating Account - \$25,777
- Capital Account - \$166,419
- Painting - \$46,675
- Painting Reserve - \$167,612
- Roofing - \$79,224

- **Budget to Actuals**

- Garden Fund - \$50 donation
- Pool Operations - Security Service \$4,022 compared to a budget of \$969. About \$3000 higher than anticipated.
- Capital Expense for Common Area - \$1,803 Deposit for the new sign for the 500 entrance.

Month of July - \$6,448 in the black

- **Year to Date:**

- The electric bill was \$10,805, budgeted was \$14,396 based on prior use. The new HVAC unit in the clubhouse saved money as well as the delay of the pool opening.
- Pool operations - \$5762, This is close to the year's budget due to the need for security to meet COVID regulations.

Year to Date - \$24,505 in the black. We've done well this year.

Evan Vittitoe asked for clarification on how the electric bill amount was calculated. Bridge explained the electric bill was for common area electric service. Evan mentioned he was taking part in the KU Solar Share program. Participating in the program helps to increase the use of solar energy in Kentucky. More information is available here:

<https://lge-ku.com/solar-share>

Property Manager's Report

- **KWAC**

Several homeowners wanting to see if there was a way to get KWAC's support in keeping the fence line clear. Ann has been in communication with their community relations person, Susan Lanchow. She assured Ann they will continue to mow every 2 weeks and the fence line will get weeded this week.

- **B&R Tree Care**

They were on the property Friday but did not complete the work they have been hired to do. Ann will be doing the best she can to coordinate with them so we know when they will be on the property.

- **500 Entrance Sign**

Completion and delivery of the new sign is pushed back 3 to 4 weeks due to COVID.

- **Cemetery**

The process of cleaning and clearing the cemetery is continuing. Rick has been working really hard on this project. A buried headstone was discovered in the process. Lis Reep asked where the cemetery is located. It can be found in the 500 section across the grassy field from the garden. It is on a hill with a stone fence around it.

- **Thank you to Larry and Tom**

Ann says thank you to Larry and Tom for their service on the board. She will miss them.

Committee Reports

- **Communications**

Tom reports he's done some reorganizing the LSV Website, lakeshorevillage.org. Now, from the homepage, homeowners can easily find important information by clicking "LSV Info" and then clicking "Board, Staff, HOA Info". There are now buttons for:

- Bylaws,
- Policy and Procedures,
- Rules & Regulations,
- Committees,

- Board Meeting Minutes,
- Annual Board Meeting Minutes,
- Budget Information,
- Annual Report,
- Covenants, Conditions & Restrictions.
- **Beautification**
No report
- **Social**
Discussion took place around possibly swapping the stove in the clubhouse for one that Joe and Dayle Vaughn were giving away. Ann will check with them to see if it is still available.
There was discussion about possibly purchasing a projector with social committee funds to have outdoor movies. Or, replacing the picnic tables... Doug Wedding offered a projector he had and suggested using a sheet against the ping pong table. David and the social committee will research cost of all these items.
- **PAC** – Rick reported inspection are done and contracts are coming into the office. A village wide report was made regarding paint noncompliance issues. They will be addressed as those units come up for painting and repairs in order to keep a cohesive appearance and follow the CCR's.
- **Garden** – Lis reminded everyone of the available produce in the garden and for all to go help themselves. Karen added a fall project to brace the corners of all the garden beds is planned for fall. Thank you for the garden donations that help to keep the garden growing!
- **Tree**
No report

Homeowners Concerns

None

Old/New Business

Vivian asked if there were plans for more river rock at the waterfront. Larry confirmed there would be another load to come.

Meeting was adjourned by Larry Snipes

Meeting minutes submitted by: Karen DiGirolamo