

## **Lakeshore Village Board Meeting**

February 12<sup>th</sup>, 2019

7:00 pm

Submitted by: Karen DiGirolamo

**Board Members Present:** Gretchen Feld, Larry Snipes, Bridge Bickel, Nana Seitz, James Miller, Rick Thompson

**Alternates Present:** Joanna Rodes

**Board Member Absent:** Karen DiGirolamo, Patricia Hughes, Tom Martin

**Property Manager:** Ann Michel

**Homeowners Present:** Joe and Dayle Vaughn (127), Vivian Snipes (97), Wendy Becker (135)

**Call to Order:** Gretchen Feld called the meeting to order.

### **Approval of Minutes:**

Gretchen asked for a motion to approve the January minutes. Rick moved. Bridge seconded. Motion passed unanimously.

### **Board Report:**

- **EcoLandCare**

The new EcoLandCare contract was ratified. Sales tax and minor adjustments after a year of serving LSV caused the contract to increase 2.25%. Gretchen asked for a motion to approve the adjusted contract. Larry moved. Bridge seconded. Motion passes unanimously.

- **B&R Bush Trimming**

B&R came out to walk the property with Ann and assess our needs. Gretchen asked for a motion to approve hiring B&R to trim the viburnum and burning bushes up to \$4,000 before further discussion is needed. Bridge moved. Rick seconded. Motion passed unanimously.

- **Feasibility Study and Drainage Concerns**

Abbie Jones Consulting is not able to work with LSV on the feasibility study. She has referred us to CDP, whom we have met with and are confident with their level of ability to carry the project forward. Scott and Pat, from CDP have walked the village with Ann and Bridge. In a heavy rain, Pat and Bridge walked the village a 2<sup>nd</sup> time to see the effects that contribute to our drainage and erosion issues throughout the village. **CDP will be present to speak at the March 12<sup>th</sup> HOA meeting to talk about the Feasibility Study and drainage concerns. Homeowners are strongly encouraged to attend to learn more and ask questions.** We are excited and feel fortunate to have CDP working with us.

- **Emergency Sewage Repair**

Bridge talked about the recent sewage issue in the 500 section. The city came out to replace a city sewer line that serviced units in the 1-9 area. To access the line, a railroad tie wall was torn down. LFUCG will contribute to the replacement of the torn down wall. LSV would prefer to replace with a block wall rather than railroad ties. Information is being gathered regarding replacement costs.

- **Special Statement - Unkind Homeowner Behavior**

It needs to be noted that there has been some unkind and belligerent behavior toward the LSV staff. **Our staff is extremely competent, we value them tremendously and it is of utmost importance that they be treated with respect at all times.** If any homeowner has an issue with an LSV staff member, they are to address the issue with the board or a board member, not with staff.

### **Financial Report:**

Given by Bridge Bickel,

Balance Sheet (end of January)

Operating Account - \$16,132

Capital Account - \$117,756

Painting Operating Account - \$77,507

Painting Reserve Account - \$166,704

Roofing Account - \$80,200

January Financials - within normal range

\$5,041 was spent in snow removal, most of the cost is salting.

Total Net Income - \$1,113

For the year, finances are tracking true to course.

Snow Removal Total – \$5,471 (some of this figure includes December)

Carport Project - \$17,584

Total Net Income for the Year - \$22,671

Coming up - March is toughest financial month for LSV due to the fact that insurance is due.

We are looking currently at getting bids to see if our insurance could be lowered. Annual LELA fees are also due in the amount of \$12,250.

### **Property Manager's Report:**

- **Exterior Light Project**

All the exterior light fixtures have been replaced. The electrician will continue to work on a few electrical issues that still need tending to.

- **EcoLandCare**

They plan to come to do a clean-up in the next couple of weeks. We are on their schedule in late March/early April for mulch.

- **Carport Project**

This project is moving forward as weather allows.

- **Units for Sale**

Units 15, 138, 34 and 94 are for sale. 42 is pending.

- **Smoke Detector Project by the Lexington Fire Department**

Ann was visited by the Lexington Fire Department. They are promoting a city-wide smoke detector program that will provide and install smoke detectors **free of charge**. If enough people are interested they will come to the village and spend part of a day to install all the smoke detectors. If your smoke detectors are over 5 years old, they highly recommend you do this. They are guaranteed for 10 years and there is no need to replace batteries. They are valued at \$35 apiece. They will put one in each bedroom, and in your common area. Again, this is free. The fire department is funded for this project through a grant. The fire department has asked for interested individuals to call 859.231.5662 and ask to be put on the LSV list.

- **Dumpster Etiquette**

Ann has been on Rosie & dumpster duty while Rick has been sick. There are still many things in the recycling that do not belong. Please read the new signs to educate yourself. Please break down cardboard boxes before putting in the recycling bins. Please no bags of trash in the recycling. No containers of food of any kind belong in the recycling.

## **Homeowners Concerns**

### **Committee Reports**

- **Communication** – No report due to Tom's absence. Ann reports she is diligent about sending the monthly minutes to Tom for posting along with other items of note. Gretchen reminds homeowners to go to the website, use the password loudgoose and add your contact information to the form available to be included the LSV directory.
- **Beautification** – Dayle Vaughn is thinking about dirt, and would love some kind of golf cart or something for Rick to use to haul things like dirt, Christmas trees etc. to make tasks around the village easier.
- **Social** – No report due to Patricia's absence.
- **PAC** – All inspections for 2019 are done. Ann is working on letters to go to homeowners whose units are due for work this year. Some units will have the option to wait until next year if the entire building is still in good shape.
- **Tree** – Nothing new to report.

### **Old/New Business:**

- **Carport Numbers** - Gretchen reports it had been requested by a homeowner that we choose another way to label the carport spaces. Officer Towery, who spoke at last month's meeting, confirmed this might be a good idea. The board is looking into renumbering them in such a way that does not identify the unit number. This change will hopefully take place in the spring. Your reserved spot will not change, just the way in which it is identified.
- **Dog Park**  
Larry asked for an update on the dog park proposal. The proposed dog park would be located in the woods of Lakeside Park at the far end of the Lakewood Park

Apartments. LSV board member James Miller has been working with the LFUCG Parks and Rec on this. James states the December and January meeting were cancelled. The project has not progressed due to this nor has the project been rejected.

Meeting was adjourned by Gretchen Feld