

Lakeshore Village Board Meeting

Tuesday May 14th, 2019

7:00 pm

Board Members Present: Tom Martin, Larry Snipes, Gretchen Feld, Bridge Bickel, James Miller, Patricia Hughes, Nana Seitz

Alternates Present: Joanna Rodes #93

Board Member Absent: Karen DiGirolamo

Property Manager: Ann Michel

Homeowners Present: Kathy & Kyle Smith #77, Terry Tussey #61, Joe & Dayle Vaughn #147, Doug Wedding #139, Kathy Claggett #68

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

Approval of Minutes:

Gretchen asked if there were any questions or corrections regarding the draft minutes for last month's meeting on April 9th. There were none. She asked for a motion to approve the proposed minutes. Bridge moved. Tom seconded. Motion passed unanimously.

Board Report

- **CDP Engineering Update**

The board met with Scott Southall of CDP Engineering at the last working meeting regarding the Feasibility Study Grant Project for LSV. The project is to improve the drainage and erosion issues in LSV. The board asked CDP to number the identified LSV project areas in the appropriate order to know how best to proceed for the most effective outcome for the village as a whole. LSV would follow CDP's professional recommendation. It will take years to finish all the project areas and is costly. Projects may run in the range of \$90,000 to \$150,000. CDP will supervise our projects and apply for grants on behalf of LSV for each project area. While the grants pay for 80% of the project, LSV must pay for the project up front and will then be reimbursed by the city for 80%. There will likely be 3 – 4 month billing cycles for the large projects to help spread costs. CDP finishes up the grant paperwork and then LSV is reimbursed 80% of the project. Grants are funded by LFUCG. The 1st grant application is due in July 2019. If awarded, the 1st project could potentially begin in the spring of 2020. We would continue to apply annually until all drainage and erosion grant projects are complete.

- **Carport Repair Update**

The new contractor has begun to continue the work that the terminated contractor, Johnny Vickery abandoned. Bluegrass Star Home Services is the new contractor. \$8216 was his bid for the job. Other bids were received as well but Blue Star was selected for the job.

In an effort to recoup the funds paid to him for a job he did not complete, a certified letter has been sent to Johnny Vickery. The hope is he will pay in order to avoid legal action.

Gretchen asked for a motion to approve the bid from Bluegrass Star Home Services for \$8216 to complete the carport project. Bridge moved. Tom seconded. Motion passed unanimously. Bridge thanks the homeowners for their patience with the carport project and reminds homeowners that Bluegrass Star Home Services can be considered by homeowners for their unit repairs and painting projects. They have been very responsive.

- **Sidewalks**

Units 1-9 area has X's on several of the large sections of impermeable concrete to be removed and hauled away. A bid from Valentin Harrerra in the amount of \$600 to break up and haul away the X'ed sections was provided. Dayle and volunteers will work on the area once the concrete is removed. Gretchen asked for a motion to approve the bid. Patricia moved and Larry seconded. Motion passed unanimously. Units 70-73 area has 4 sections of sidewalk, 3 belonging to Jim & Jessica Scott and 1 common section that could tripping hazards. Jim Scott is working on getting estimates to replace these 4 sections.

Ann & Rick continue to walk the village to identify sidewalks that could be tripping hazards.

- **New Pool Protocols**

There are new pool tags that have been distributed to homeowners to identify themselves at the pool. Please attach the pool tag to your pool bag where it is visible. Signage at the pool stating, "Pool Tag must be visible" will be posted soon.

Ann is seeking quotes for options for a more secure pool gate.

There was conversation around the guest limit at the pool. The policy is 4 guests per resident and the homeowners must be present with their guests. If a homeowner has a special occasion with extra guests they would like to bring to the pool to please see Ann regarding their request.

- **Parking Lot Resealing**

Tates Creek Paving is waiting for a good dry spell to reseal and restripe the 500 and 543 parking lots. Ann will communicate with homeowners ahead of time so cars can be removed from the areas to be sealed.

- **Boat Storage**

Larry proposed a plan to build "low to the ground" boat storage for the smaller boats. This will be a community project with volunteers from the village to help Larry and Rick. Ann is still working on boat identification. Larry asked for \$500-\$600 for the project. Tom moved. Larry seconded. The motion passed unanimously. Grading and a dock will be the next projects in the boat area.

- **Cemetery Clean-Up**

B & R Tree Care bid \$1,325 to clean up the cemetery: \$875 to clear honeysuckle and the 2 biggest trees on west side & \$450 to clear the inside of the cemetery. The 2nd bid from another company came in higher. Gretchen asked for a motion to approve the B & R bid. Larry moved. Bridge seconded. Motion passed unanimously.

- **New Building Material Spec**

Bridge proposed a modification on the siding repair specs to allow for a new trim product called Miratex. It's been used before on the dumpster blinds. Miratex is a wood and resin composite product that resists moisture, termites, rot, & wood bees. It does not warp or split. It comes in 16 ft. lengths for a nice, finished look. It comes with a 50 yr. warranty, no formaldehyde and is less expensive than cedar.

Bridge would like to add it to the spec sheets along with the cedar as a more durable option. Congleton Lumber is the supplier. Gretchen asked for a motion to add the Miratec as an allowable material on the siding repair specs. James moved. Tom seconded. Motion passed unanimously.

Financial Report

Balance Sheet as of the end of April

Operating Account - \$14,315

Capital Account - \$111,917

Operating Painting - \$ 86,826

Reserve Painting \$166,910

Roofing - \$82,350

For the month, a few things to note:

No dollars shown for telephone because the check has not been cashed yet.

Spent \$304 on pool repairs.

There was a common area courtyard repair.

A stone wall reimbursement check came in from the city.

Net Income for the month \$19,550

Net Income Year to Date - \$23,952

Property Manager's Report

- **Sewer Work Repair**

The retaining wall replacement near units 1 - 9 is complete. The railroad tie wall was removed to do a sewer repair by the city. In keeping with the decision to slowly replace railroad ties with stone, we chose to replace with stone. The city will reimburse LSV \$2,100 of the \$2,800 cost of the wall. The turf repair is yet to be complete. Sweet Bay Magnolias were removed to do the sewer repair work. They will be replaced with redbud trees which are native to Kentucky and low maintenance.

- **EcoLandCare**

EcoLandCare comes once a week during spring season. Once it begins to get dry they will come every 10 days or as needed. Spring shrub trimming is scheduled to happen in mid-May to early June.

- **Insurance**

Invoices went out last month and were due yesterday. HOA May dues are due tomorrow. Please get those in to avoid late fees.

- **Hydrangeas**

Hydrangeas have been planted where the trees were taken out at the end of the pool last year.

- **SwimPro**

Swim Pro came twice to work on the pool skimmers. It's believed this is where a significant amount of the leaking has been coming from. The pool was also drained and cleaned this year. It's very clean.

- **Rick's Summer Schedule**

Rick is starting his summer schedule this week. He will be off Thursdays and will be here half days on Saturdays and Sundays to take care of the pool. Ann will fill in as needed if he needs to be off on a weekend.

- **Electrician & Lights**

The electrician will be coming Thursday to do the final troubleshooting on lights at the Y in the 500 section and at the 500 entrance bed.

Committee Reports

- **Communications** – In order to keep the website up to date, Tom reported he will check with Ann on the 3rd Monday or Friday of each month to see if there is anything new to add to the website. Gretchen reminds homeowners there is a contact form on the website that can be filled out if they wish their contact info added. Ann or Tom can be contacted as well to have information added.
- **Beautification** – Dayle reported they will check in with the 500 section area having the concrete removed to see if any work might need to be done once the removal is complete. She reported she plans to get the mud scraped up at the end of Laketower Dr. where the drainage can be a problem. She mentioned the 500 entrance bed is looking good with the established, colorful perennials and would like to get more color in the 543 bed.
- **Social** – Patricia reported the Derby Party was enjoyed by all that attended. Next, a summer launch party is being planned.
- **PAC** – Larry reports the board is working on establishing a policy for solar panels on LSV units. This is in response to a request from a homeowner interested in considering solar for their unit. James mentioned the solar share plans KU offers for those whose homes have too many trees for panels.
- **Tree** – Beth with B & R Tree Care, Joel and Ann walked the village to determine which trees need attention. The total estimate for all the tree work was approximately \$17,000, plus about \$3,200 for the Ash tree treatment. The plan is to treat about half the Ash trees for Emerald Ash borers, apply fungicide to 8 Sugar Maples, remove deadwood and create building clearance on 17 trees, and remove 18 dead trees and grind the stumps. Ann can provide specific locations if anyone has an inquiry. Beth reports the fungus on the Sugar Maples is due to excessive amounts of rain and is not limited to LSV.

Homeowners Concerns: Kelly Moore had an inquiry regarding guests at the pool that was addressed earlier in the meeting under the Board Report – New Pool Protocols.

Old/New Business: None

Meeting was adjourned by Gretchen Feld

Submitted by: Karen DiGirolamo