

Lakeshore Village Board Meeting

3/12/2019

7:00 pm

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

Alternates Present: Joanna Rodes

Board Member Absent: None

Property Manager: Ann Michel

Homeowners Present: Teresa Monahan (21), Joe & Dayle Vaughn (127), Kyle & Kathy Smith (77), Susan Crocker (72), Sharon Thompson (4), Vivian Snipes (97), Doug Wedding & Viviane Billings (139)

Call to Order: Gretchen called the meeting to order.

Approval of Minutes: Gretchen asked for a motion to approve the February 12th HOA meeting minutes. Tom moved. James seconded. Motion carried unanimously.

Board Report:

- **Insurance** - Three insurance agents were contacted and asked to submit bids to see if there was a possibility of lowering the insurance rates. The board met with Eldon Cox, a representative with Philadelphia Insurance and presented the proposals he put together for us. He checked with 7 different companies, the best offer was with Philadelphia. The factor that sets them apart from the others is that they offer a \$10,000 deductible for wind and hail damage where the other companies require a \$100,000 deductible. After Eldon presented the original premium, Bridge asked him to see if they would lower it at all. They reduced it by approximately \$1500. The annual premium is \$65,292.32. Gretchen asked for a motion to approve the Philadelphia Insurance plan. Larry moved. Rick seconded. Motion carries unanimously.
- **Gator** - A utility vehicle was purchased for LSV groundskeeper Rick to use for the many of the tasks that are required. This has been in the 5-year plan for a while. A "like new" \$5,500 (plus tax) John Deere Gator was purchased. Gretchen asked for a motion to approve the purchase. Tom moved. James seconded. Motion carried unanimously.
- **B & R** - The trimming of the burning bushes and viburnum is moving along nicely. Up to \$4000 had been approved for this project. B&R said in order to complete the entire project, an additional \$1500 is needed. This will still be well below the other bid received from EcoLandCare which was over \$12,000. A request for a motion to approve the additional funds needed to finish the trimming of the burning bushes

and viburnum was requested. Larry moved. Karen seconded. Motion carries unanimously.

- **Replacement Wall in 1-9 Courtyard** - Two quotes were given by Authentic Stone Creations to replace the retaining wall that was removed by the city to do the emergency sewer repair in the line serving units 1 -9. The difference between a railroad tie wall replacement and a block wall replacement is \$700. The city will pay the railroad tie amount and LSV will pay the extra \$700 to convert to a block wall to match the other block walls in the village. Ann is keeping the residents in the area up to date on this project.

Financial Report:

Balance Sheet as of the end of February

Operating Account - 16,492

Capital Account - \$110,991

Operating Painting Fund - \$79,484

Reserve Painting Fund - \$166,771

Roofing Fund - \$80,917

Budget to Actuals in Feb. - Items of note

No electric expenditure for February. It was paid at the end of January.

February Snow Removal - \$2,174

Labor was low due to shorter days in Feb. Only 1 payroll period in February.

HVAC unit in the clubhouse quit, repairs were \$682.

Professional fees for tax preparation and full audit - \$3800

LELA Fees - \$12,250

Deposit for Drainage Feasibility Study - \$3,600

Snow Removal - Budget to Actuals year to date at the end of February - \$7,645 spent, \$20,000 was budgeted.

Net Income for the year - \$21,364

Coming Up - deposit for insurance coming up next month - \$19,000

Larry shared that the Lexington Children's Theatre uses the same auditor LSV uses and the auditor reported to Larry that Bridge save LSV a lot of money due to all the work Bridge has completed on our accounts before the auditor receives them.

Property Manager's Report:

- **Sewer Repair/Retaining Wall** - Ann has been in touch with the supervisor at the city regarding the sewer project reported on earlier. She adds the city will replace the grass after the retaining wall has been replaced.
- **Shrub Cutting** - Rick will do some shrub cutting as a money saving measure. EcoLandCare will do regular pruning later in the spring so village will be well-groomed for summer.
- **Units for Sale:** - 15, 42, 138, 34, 94
- **Insurance Invoices** - These will be going out to homeowners in mid-April and payments are due mid-May. The 2nd insurance reimbursement payment will be in September.

- **Hazardous Waste Disposal** - There is a one time a year hazardous waste disposal on Saturday, April 6th at 1631 Old Frankfort Pike. LFUCG will receive paint, pesticides, batteries, any hazardous material. Ann will send out an email reminder soon.

Homeowners Concerns:

- Susan Crocker expressed concern over the carports repairs. She reports not seeing the repair people for a while, stating the repairs look incomplete. Ann reported the carport repairs are not complete. The repair people were contacted today and told us they will be back on the job soon.
- Dayle Vaughn asked if the large item pick up at the end of Laketower could be moved to the other end of Laketower, next to the water company fence. She felt it would be less visible than the present location. There was some discussion around this topic. Ann said she would call the city to inquire.

Committee Reports:

- **Communication Committee** - Tom reported there was nothing new for communications.
- **Beautification Committee** - Dayle reported she is looking forward to cleaning up the LSV beds.
- **Garden Committee** - It's time to get the weeds out of the garden beds, soil turned and ready for the arrival of additional soil to fill the beds in preparation for planting. Karen will be posting times and dates to Facebook.
- **Social Committee** - Patricia reported the social committee met last night. There are plans to open the clubhouse for the Kentucky March Madness games. Watch for information on FB and through email.
- **PAC Committee** - Larry stated all the letters have gone out to the homeowners whose units are up for repairs and painting this year.
- **Tree Committee** - No activity to report.

Old/New Business

- **Feasibility Study** - Pat Bullock from CDP Engineers came to speak to LSV Homeowners about the Feasibility Study they prepared for LSV. They walked the village when conditions were normal and again when there was torrential rain to see where the water pools, where the water runs and creates erosion etc. LFUCG Grants from the Division of Water Quality are available for green infrastructure solutions, an example being trying to reduce impervious surfaces with permeable surfaces. Grants also support projects that retain and purify storm water runoff to help prevent drainage and erosion problems. CDP Engineers will partner with LSV, applying for grants on our behalf to fund future projects to provide drainage and erosion improvements for LSV, while satisfying grant criteria. Please go to the Lakeshore Village website (lakeshorevillage.org) to read through a draft copy of the Feasibility Study document CDP Engineers prepared.

Gretchen adjourned the meeting at 8:03.

Submitted by: Karen DiGirolamo