

## **Lakeshore Village Board Meeting**

4/9/2019

7:00 pm

**Board Members Present:** Tom Martin, Nana Seitz, Gretchen Feld, Karen DiGirolamo, Bridge Bickel, James Miller

**Alternates Present:** None

**Board Members Absent:** Rick Thompson, Patricia Hughes, Larry Snipes

**Property Manager:** Ann Michel is out sick.

**Homeowners Present:** Susan Crocker (72), Kathy Smith (77), Angela Brown (33), Terry Tussey (61), Joe & Dayle Vaughn (127), John Backer (128)

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

### **Approval of Minutes:**

Gretchen asked if there were any questions or corrections regarding the minutes for the March 12<sup>th</sup> HOA meeting. Gretchen asked for a motion to approve the March minutes. Bridge moved, Tom seconded. Motion carried unanimously.

### **Board Report:**

- **Carports** – This has become an item of contention and frustration for all of us. In the beginning, several contractors were contacted for bids on the job. The contractor hired provided the lowest bid and had been used previously by a LSV homeowner with a good report. The contractor, Johnny Vickers, has been fired due to not completing the work in a timely fashion. Bridge plans to go to Johnny to get some reimbursement for the work left uncompleted. Bridge, Ann and homeowner Jim Scott met to discuss the situation and interview new potential contractors. They met with 2-3 contractor including one who has done work in the village. The Smart Siding (12 inch on center) that we have been using has been difficult to find. The PAC committee may need to look into other options.
- **Sidewalks** – Ann has been working on getting sidewalk estimates for an area in front of units 72 & 73. She has only been able to secure 1 bid to date. He gave an estimate to replace about 50 sq. ft. at \$10 a sq. ft. with the aggregate. We are working on finding the best contractor for the best value. Until we get the completed version of the feasibility study in, we are focusing on only repairing tripping hazards.
- **Cemetery Clean-Up** – Previous homeowners, Kelli and Bruce Burton tended to the cemetery while they lived here but moved away a few years ago and it has become an eyesore. Several ideas have been discussed regarding how to take care of this issue. The family of the people buried there have been contacted and are not interested. Quotes are being collected for clean-up. Ann received one quote of \$1500. There are 2 more quotes yet to come in. Once a contractor has cleaned it up,

James suggested that landscape fabric could be laid over the ground with river rock on top to keep the weeds from taking over again. Karen shared an idea that came from homeowner Katherine Silver and her friend John. They suggested once the cemetery is cleaned up, park benches or chairs be placed up on the hill outside the cemetery as a place for reflection, remembering the deceased, a place for quiet. They described it as turning an eyesore into an asset and called it a "Memory Garden". The board will be looking for volunteers to maintain the space after the initial clean-up.

- **Pool & Pool Badges** – Ways to identify homeowners as they visit the pool are being explored, particularly badges. One badge may be given per unit and would be required to be "on person" when at the pool. James found an inexpensive source for numbered pool badges, cost being \$48 for 200. Options will continue to be explored. We are planning to open the pool May 13<sup>th</sup> if all goes as planned.
- **Laketower Large Item Trash Pick-Up** – There is illegal dumping occurring at the large item pick-up site at the end of Laketower Dr. A hunter's camera will be installed to help identify the illegal dumping that occurs at the end of Laketower.
- **Operational Policy for Window and Door Replacement** – Lakeshore Village has required colors for windows and doors. The specs for Lakeshore Village window replacement specifies antique bronze as the required finish. Metal doors must be gray, tan or brown. Please check in with the office before replacing windows and doors. When you agree to move into a deed restricted community, you agree to abide by the rules and policies in place.
- **Additional Insurance** – Bridge recently discovered that while the exterior of the clubhouse is covered through the LSV policy, the interior and its contents are not. Also, the Gator was covered for liability but not theft. For an additional \$80 annually, we can get \$30,000 (\$2500 deductible) worth of coverage that would cover the interior of the clubhouse and \$5800 of coverage on the Gator. Gretchen asked for a motion to approved the additional insurance coverage for the clubhouse interior and the Gator. Bridge moved, James seconded. Motion passed unanimously. There was additional discussion about the deductible of \$2500 and if that applied to the Gator as well. The board will follow up to clarify with the insurance agent.

## **Financial Report**

Balance Sheet as of March 31 - \$16,064

Capital Account - \$93,616

Operating Painting - \$84,579

Reserve Painting - \$166,837

Roofing - \$81,623

For the month, a few things to note:

Snow removal - \$3,304

Labor was higher than the budget due to February only having one payroll period in it, where March has more.

Liability Insurance Deposit - \$21,317

Gator - \$5,800

For the month \$ -12,427 Most of this was due to the insurance deposit.

Snow Removal Year to Date - \$10,949 \$20,00 had been budgeted.

Net Income Year to Date - \$10,136  
Still in black for the year!

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

- **Retaining Wall in Unit 1-9 Area** – Retaining wall replacement by Authentic Stone Creations will begin this week or next. Grass will be repaired by the city after all the wall work is done.
- **EcoLandCare** was out today mulching. They will be mowing weekly as needed. Shrub trimming will be done later in the spring as part of their contract.
- **Units for Sale** – 15, 34, 42, 53, 38, 82,130,138
- **Insurance Reimbursement Payments** – Invoices will be going out April 13<sup>th</sup>. Terms are 30 days, due mid-May. Thank you for your timely payments.
- **Pool Volunteers** – Thank you to Gretchen, Larry, Karen, Christian, Wendy, Joanna, Kathy and Bridge. Rick was recertified at pool school. Swim Pro has begun the process in repairing the pool leak. Ann will be sending out a community email reminder to the village regarding the pool & lake usage, rules and guidelines. If you ever suspect someone is trespassing, please call the non-emergency police number and they will come and investigate. Guests at the pool or lake must be accompanied by a homeowner at all times!
- **Gator** – Rick is very happy with the Gator and says it allows him to be more efficient.
- **B&R Tree Care** – They will be out to walk the property with Ann and Joel to assess any springtime needs.

### **Committee Reports**

- **Communications** – Tom had nothing to report.
- **Beautification** – Dayle reported a need for additional soil for many of the village beds. She will work with Karen and Landscaper's Corner.
- **Social** – Patricia was absent.
- **PAC** – Larry was absent.
- **Tree** – Joel had nothing to report.

**Homeowners Concerns:** None

**Old/New Business:** None

Meeting was adjourned by Gretchen Feld

Submitted by: Karen DiGirolamo