

Lakeshore Village Board Meeting

6/11/19

7:00 pm

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

Alternates Present: None

Board Member Absent: Patricia Hughes, Rick Thompson

Property Manager: Ann Michel

Homeowners Present: Terry Tussey (61), Joe and Dayle Vaughn (147), Vivian Snipes (97), Bentley Miller (55)

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

Approval of Minutes:

Gretchen asked if there were any questions or corrections regarding the minutes from last month's meeting held on May 14th, 2019. Gretchen asked for a motion to approve the proposed minutes. Tom moved, Larry seconded. Motion passes unanimously.

Board Report

- **CDP Update**

The board met last month with Scott Southall, an engineer with CDP. CDP provided LSV with the final version of the Feasibility Study. The final version has also been submitted to the city. This study was designed to help with LSV's drainage and erosion issues. The final version of this plan contains several projects. LSV & CDP together, plan to complete a project a year until all are done. The plan can be viewed on the website. CDP recommends starting with Project Areas B & C. The total cost for this first project is estimated at \$114,561. CDP will apply for grant funds as we approach each project. They have much experience with this. LSV would be responsible for payment as the project moves along but would receive an 80% reimbursement from the city.

Time frame: Project will take about a year from beginning to end. CDP submits the grant application before July 26th, 2019. By October 2019, we learn if our project is approved. If approved, over the fall and winter, CDP will design the project to begin in the spring. We may include some piping scheduled for Area A early to benefit from bulk services from the contractor but it will not be included in our grant amount. Other Feasibility Study bits and pieces:

- Permeable pavement will be used to replace designated common area sidewalks in each project area. Permeable pavement helps tremendously with drainage.

- The concrete where the gazebo used to sit next to the cemetery will be removed. The ground will be regraded to facilitate drainage.
- There may be some green roofing techniques used on the carport roofs to help decrease water run-off.
- Areas A & F will be the 2nd project area slated to begin in 2021. The cost for this project is estimated at \$103,290.
- Initially, there was a plan to put in an underground piping system to lead water to a reservoir but it was rethought and now permeable sidewalks with pipes and gravel underneath will be used to facilitate water drainage. The benefit over the previous plan is that the village will get new common area sidewalks.
- Areas with single steps in the village may have the steps removed and the sidewalk graded to reduce possible tripping hazards.
- **MetroNet**
MetroNet reports LSV has been elevated in priority in the construction fiber build. Beth, the MetroNet representative will meet with the board tomorrow night. Homeowners may plug their address into the MetroNet website to get an idea of cost of service. In the near future, MetroNet will host a meet and greet at the clubhouse for LSV homeowners to come and get their questions answered and sign up if interested.
- **Cemetery**
B & R has completed cemetery clean-up. Rick will remove the remaining winter creeper. Ann and Rick are discussing a plan to maintain the cemetery and keep it clear.
- **Garden Distribution**
All homeowners are free to pick from the garden. It is important to know what is ready for picking and how to harvest.
Also, as the hardier veggies are ready, excess veggies will be delivered for distribution to Ann at the clubhouse or may be found on the porch. Please check with Ann if you are interested in receiving veggies.
- **Tree Update**
 - LSV will provide emerald ash borer treatment for 1/3 of the ash trees. Cost is \$3,198. Gretchen asked for a motion to approve the treatment. James moved, Tom seconded. Motion passes unanimously.
 - Eight sugar maples need fungal treatment due to the large amounts of rain. Cost is \$737. Gretchen asked for a motion to approve treatment. Larry moved, James seconded. Motion passes unanimously.
 - Eighteen dead trees need to be removed and have the stumps ground, cost is \$13,547. They are 1 austrian pine, 8 crabapple, 1 spruce, 1 sugar maple in front of the clubhouse, 6 honey locust and 1 white ash. Bridge moved, James seconded. Motion passes unanimously.
- **Solar Energy Solutions**
A representative came to speak to the board at their last working meeting on May 28th to educate the board on solar panels as there have been inquiries about the use of solar panels from homeowners. The board learned Solar Energy Solutions will

provide a free estimate to any homeowner who is interested. They will also evaluate whether the unit is a good candidate for solar panels or not. An LSV solar panel policy and procedure will be developed. The board would require an ACR be submitted for approval from homeowners wishing to install solar panels.

James reports buying a share of a solar farm is another way to use solar energy and interested homeowners can inquire about that option through Kentucky Utilities.

- **Annual Meeting**

The annual meeting will be August 27th at 7:30 pm. Homeowners please mark your calendars. Your attendance is needed to elect 3 board members. The board members whose terms expiring this year are Patricia Hughes, Gretchen Feld and Nana Seitz. Nana is filling the term of Tonda Johnson. Patricia and Gretchen will not run for another term. Nana will run again. We thank them for their service. We will be looking for at least 2 more board nominees. Karen DiGirolamo is the chair for the nomination committee. Kelly Moore, Patricia Hughes and Joanna Rodes are serving as committee members. If any homeowner wishes to become a nominee for the board, please let a member of the nominating committee know.

- **New Boat Storage**

Larry reports the top posts on the new boat storage rack have yet to be trimmed. There is discussion of possibly putting a top on it. Thank you to all who helped with the installation. Larry reports he wants to dismantle one of the old boat racks and build another like the new one. The plan would be to do this in July. There are funds left over to do this. There was also discussion regarding the possibility of a low boat rack for heavier boats closer to the water.

Please do not leave boats in the launch area, which is between the tree and the fence. It is a graded area nice for launching. Larry suggested a sign marking the launch area.

Financial Report

Balance Sheet as of the end of May - \$21,407

Capital Account - \$125,270

Operating Painting - \$81,660

Reserve Painting - \$166,981

Roofing - \$83,077

For the month, a few things to note:

\$325 was collected from clubhouse rentals

\$2,100 amount was for the reimbursement of the stone wall in the courtyard of units 1-9.

Grounds care was a little high due to purchasing extra mulch.

Phone bill was high because 2 months was paid instead of just one.

Net Income for May - \$18,413

Net Income Year to Date - \$44,539

Property Manager's Report

- **EcoLandCare**
They have finished shrub trimming. If you notice shrubs that still need attention, let Ann know.
- **Coke Machine**
If anyone knows a company that can service the Coke machine, let Ann know.
Change deposited drops straight through to the coin return and drinks are not dispensed.
- **LSV Units**
Sold - 42, 36, 15, 34
Pending - 94, 17, 100, 82
Still for sale - 53, 130, 138
- **Pool Tags**
Pool tags are being used and seem to be helping. Ann is waiting on quotes on the pool gate to make it more secure.
- **Tates Creek Paving**
Sealing and striping of all the paved areas will probably occur in July. Since winter there are also a few more repairs to be done.
- **500 Sign**
Repairs have been made to the frame of the sign at the 500 entrance. Thanks to Steve, McCubbins, Rick Barker, Bridge, and Jim Scott. Some of the hardware will be replaced.
- **Amazon**
If you are a homeowner that had a package left in the box at the clubhouse, please call Amazon to report your unsatisfactory service.
- **Ash Tree Removal by Boats**
The ash tree by the new boat rack will be trimmed. Boat owners must remove their boats off the rack or risk damage. Ann will remind boatowners via the weekly group email. After the tree is trimmed, a new boat registration process to identify and organize the boats will be implemented.
- **Cats & Dogs**
Ann continues to get emails about dogs and cats. Please be responsible pet owners. Dogs must be leashed. Cats must be registered with collar and tags.

Committee Reports

- **Communications** – Tom is updating here and there on the website. Gretchen asked if the “Meeting Minutes” line could be moved to the top of the drop down list or somewhere where it is easier to see.
- **Beautification** – Dayle reports the next project is the unit 1-9 area where the concrete has been removed.
- **Social** – The summer launch party was postponed due to weather. June 22nd is the new date.
- **PAC** – Larry reports there is nothing to report.
- **Tree** – Nothing new from Joel.

Homeowners Concerns: None

Old/New Business:

- **Additional Parking Lot Repairs**

Bridge states approximately \$12,000 was paid to Tates Creek Paving last fall for all the work done. There are some new repairs we need to have TCP address.

- A lot of feedback was received from homeowners about the curbs that were not included in the repairs last fall. There are a lot of them, 339 linear ft. Bridge would like to add them as a new repair.
- There is an area in the east lot that still is having water problems and needs a berm built to help with that.
- The parking lot area over by unit 85 needs to be repaired. Looks like the snow plow may have pushed against the railroad ties. The estimate includes straightening railroad ties, backfilling with rock and paving over the top. Sometime in the future, the wall may be replaced with stone.

Cost is \$6,975 for the 3 items. To approve the funds would still have us under budget. Gretchen asked for a motion to approve the funds needed to do these repairs. Larry moved. James seconded. Motion passed unanimously.

- **Concrete Leveling/Raising**

- Some concrete leveling needs to be done in an area around the 30's. The sidewalk has sunk considerably. The cost to raise and level is \$890. Funds were approved in the fall but it was too wet to get the job done.
- An area at units 58 & 59, has a depression in the sidewalk that needs to be raised. Another area between units 11 & 12 is tilted and retains water. \$940 is required to fix these issues.

Gretchen asked for a motion to approve funds for these additional sidewalk repairs. James moved. Bridge seconded. Motion passed unanimously.

Ann will be out of the office July 5th – 16th.

Meeting was adjourned by Gretchen Feld

Submitted by: Karen DiGirolamo