

## **Lakeshore Village Board Meeting**

Tuesday, August 13, 2019

7:00 pm

**Board Members Present:** Tom Martin, Larry Snipes, Gretchen Feld, Karen DiGirolamo, Bridge Bickel, Rick Thompson, Patricia Hughes

**Alternates Present:**

**Board Member Absent:** Nana Seitz, James Miller

**Property Manager:** Ann Michel

**Homeowners Present:** Sharon Thompson (4), Terry Tussy (61), Christin Sims (54), Vivian Snipes (97), Michael Stratford (2), Dayle Vaughn (127), Kyle & Kathy Smith (77)

**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 for last month's meeting. There were none. Gretchen asked for a motion to approve the July 9<sup>th</sup>, 2019 minutes. Bridge moved to approve. Rick seconded. Motion carries unanimously.

### **Board Report**

- **Annual Meeting**

The LSV Annual Meeting is August 27<sup>th</sup>, 2019 at 7:30 in the LSV Clubhouse. The meeting information and the proxy form were sent out on August 1<sup>st</sup> by Ann . Current nominees are Michael Stratford, David McBeath and Nana Seitz. Nominee bios, the annual report and the meeting agenda will be sent out a week before the meeting. Nominations from the floor will also be accepted at the meeting.

- **NAMP Grant**

The NAMP grant application was submitted August 8<sup>th</sup>. The proposed project is to replace the railroad tie retaining walls with block in the areas of units 1 – 9 & 99 - 102. The project total is \$18,800. The grant would reimburse \$5000 making LSV's financial responsibility for the project \$13,800. Grant awards are to be announced September 30<sup>th</sup>.

- **Feasibility Study – 1<sup>st</sup> Project Grant Application Submitted**

Engineer Scott Southall, our contact for the feasibility study, left CDP. His new company is Earth Cycle Design. He submitted the first grant project application. This will include Project Areas B & C from the feasibility study (which can be found on the website). Project Areas B & C include areas around units 46-49, 58-61, & 1-9. Grant awards are to be announced in October.

- **Boat Registration**

Ann reminds homeowners with boats to come to the office to register their boats. A sticker will be provided to go on the boat. There is no charge. We will continue the

registration through August. There will be a sign posted soon at the boat launch stating not to block the boat launch.

- **Clubhouse Carpet Replacement**

Three estimates were obtained. Carpet One - \$2049, Mathis - \$1867, and Wright Brothers - \$1819. After researching, it was decided to go with nylon carpet which is a higher grade than polypropylene and more durable. Gretchen asked for a motion to approve the expenditure up to \$2,049 for the new carpet and pad. The carpet will be selected at a later date. We hope to have installation complete by the end of August. Patricia moved. Larry seconded. Motion carries unanimously.

## **Financial Report**

Balance Sheet for the month of July

- Operating Account - \$15,741
- Capital Account - \$142,271
- Operating Painting - \$68,924
- Reserve Painting - \$161,121
- Roofing - \$84,532

A few things to note:

- \$6,050 from grant money was received. Part from Bill Farmer's office, used for cleaning out the cemetery. \$4,800 reimbursement from the feasibility study.
- Sewer and water quality was higher than normal due to paying 2 month's bills in 1 month.
- \$300 in pool repairs – Alkalinity problem and pool rope repair.
- \$102 for new signs

Net Income for the month - \$3,378

Budget Year to Date:

- Running ahead on water quality and sewer fees
- \$1,195 - Clubhouse Expense for the year (mostly HVAC)
- \$141 on Worker's Comp audit

Net Income for the year - \$43,877

## **Property Manager's Report**

- **Paving Project**

Ann thanks everyone for their patience during the paving project. There is a little more striping to do before the project is complete.

- **Lights**

Still troubleshooting lights. It takes time to get it figured out. Use porch lights if your area is dark.

- **Pool**

The Health Department finally visited the LSV pool. The pool score was 98. The pool ladder was found to have a little play in it preventing the pool from receiving 100.

- **EcoLand Care**

Mowing has slowed due to lack of rain. They have treated the burning bushes for mites. Treatment for emerald ash borers has also been done.

- **Concrete Leveling**

A 2<sup>nd</sup> round of concrete leveling has been done. A sidewalk near unit 25 has a place where epoxy will be used. The drain by the sidewalk near unit 77 is being worked on but is not yet completed.

- **Units for Sale**

For sale - 47, 101, 130

Pending - 138, 45, 89, 53, 11

## **Committee Reports**

- **Communications**

Nothing to report but will add John Ed Scalf has taken a full time job with Community Montessori and is no longer available for landscaping.

- **Beautification** – Dayle reports the courtyard makeover in the Unit 1 – 9 courtyard area is complete. If any other homeowners want to work together to do a courtyard makeover, she would be happy to help.

- **Social** – Patricia reports the social committee will be providing refreshments for the annual meeting. The committee is meeting next week to plan some fall activities.

- **PAC** – Larry asked Ann to report how many units are outstanding for 2019 painting and repairs. She states there are 7 that we have yet to hear from.

- **Tree** – Larry asked about the tree by the boat rack...if it was going to be taken down to the ground. Ann states we have not been able to get permission from the neighbor for B & R Tree Care to take their big truck onto their property to take it all the way down.

## **Homeowners Concerns: None**

## **Old/New Business:**

- Kathy Smith asked that the thick mud on the sidewalk near the big rocks on Laketower be cleared. Ann mentioned the cable box in disrepair and the tilted KU transformer in the same area. She stated she has been in touch with the utilities regarding these. KU is not concerned about tilted transformer box. There was discussion around painting the transformer boxes.
- Larry asked about a MetroNet update. Gretchen stated it would likely be at least the end of September before we hear from them or see them on the property.
- Kathy Smith mentioned the inability of the HVAC unit to keep the clubhouse cool when there are large groups in the clubhouse. Gretchen stated the unit is budgeted to be replaced in the next year.

Meeting was adjourned by Gretchen Feld

Submitted by: Karen DiGirolamo