

Lakeshore Village Board Meeting

October 8th, 2019

7:00 pm

Board Members Present: Nana Seitz, Larry Snipes, , Karen DiGirolamo, Bridge Bickel, James Miller, Rick Thompson, David McBeath,

Alternates Present: Joanna Rodes, Gretchen Feld

Board Member Absent: Michael Stratford, Tom Martin, Nana Seitz

Property Manager: Ann Michel

Homeowners Present: Joe & Dayle Vaughn, Kathy Smith, Terry Tussey, Vivian Snipes

Call to Order: Larry Snipes called the meeting to order.

Approval of Minutes:

- Larry asked for questions or corrections regarding the minutes for last month's Annual Meeting. Larry asked for a motion to approve the August 26th, 2019 Annual Meeting minutes. Rick moved. James seconded. Motion passed unanimously.
- Larry asked for questions or corrections regarding the minutes for last month's HOA meeting. Larry asked for a motion to approve the September 10th, 2019 HOA Meeting minutes. James moved. Bridge seconded. Motion passed unanimously.

Board Report

- **Budget Presentation**

Bridge presented the new budget for the upcoming year. The new budget will be posted on the LSV website. Based on last year's figures, we've come up with a new working budget.

Two documents are used:

- a Zero Dollar Budget – all the income must be spent at the end. Looks at income and expenses for the year only. It ends up with a zero balance at the end.
- A 5 Year Plan -This has the numbers in the zero dollar budget but adds in what we have in the bank.

The biggest item to affect the budget that we are waiting to hear about is the large grant from the Division of Water Quality. Roughly a \$120,000 project, causing the income and expenses to be much higher than usual. LSV's responsibility of that will be about \$27,000. (Gretchen interjected she heard from the project manager today and those numbers may come down a bit after they come out to have another look at the project areas.)

Larry asked for motion to approve the new budget. James moved. Rick seconded. Motion passed unanimously.

- **Clubhouse HVAC Bid**

The clubhouse HVAC unit has been in place since 1995. It needs some substantial repairs currently and the thought is it makes better sense to replace the whole unit.

- Mack Lawson - provided bids for 2 units, a 14 sear \$6,300 (a measure of efficiency) and a 16 unit \$9,175
- Island Air - provided bids for a 16 sear unit \$11,480, 20 sear unit \$12,980
- Monthie - provided bids for 14 sear unit \$9,122, 16 sear unit \$12,685

Montie was out ruled due to their unit will not fit into the closet. In the board working meeting it was decided to go with Mack Lawson.

Larry asked for a motion to approve the Mack Lawson bid. Karen moved. James seconded. Motion passed unanimously.

- **NAMP Grant**

LSV was approved for its 4th NAMP Grant. This grant will be used to replace the railroad ties with block retaining walls in unit areas 1-9 & 99-105. This will occur sometime in the spring but a final decision will be determined based on whenever ASC is available and when the other grant progress is not in progress so that we do not have too much under construction at once. Homeowners will be notified well in advance. We have until May 2021 to finish the NAMP grant project.

- **Boat Storage Removal Update**

The last of the unknown boats have been pulled out. They will be either sold via silent bid or given to the Boy Scouts.

- **Dog Pad in Lakewood Park Public Hearing Date Change**

The meeting has been moved to Oct.23rd. Larry wondered if a LSV resident petition supporting the dog pad might be good to put together.

- **Financial Report**

Balance Sheet as of: September 30, 2019

Operating Account - \$23,795

Capital Account - \$123,265

Operating Painting - \$44,437

Reserve Painting - \$167,260

Roofing - \$86,362

For the month, a few things to note:

- We are running ahead on the insurance reimbursement due to people paying early.
- Donations is a new classification with \$345 for the garden.
- Misc. \$222 - \$200 for deposits for lake permits

Capital Expenses of note

- Tree Expense - \$13,027 Work done in August but not paid for until September
- Sidewalk Expense - \$18,000 to raise sidewalk's back in the summer

- Electrical Expense - Tom Stinnett found LED lights for an area under the clubhouse that needed lighting.

For the month (and fiscal year-to-date) – minus \$19,203

A lot of this expense was money for exterior paint.

Larry asked for a motion to approve the financial report. Karen moved. James seconded. Motion passed unanimously.

Property Manager's Report

- Rick has been redoing the yellow stripes in the village. Tates Creek Paving is coming to finish the curbs.
- Pool is closed. We had a good year.
- New carpet is down in the clubhouse.
- There are leftover pool noodles, chalk and more that may belong to homeowners. Please come pick those things up.
- EcoLandCare did the first leaf collection this past week.
- Ann is contacting the gutter company to come clean the gutters in late December.
- Insurance payments are due on the 17th.
- Units for sale - 10, 28, 26, 47, 101, 42
- We are scheduled for more tree work later in the fall to clear limbs that are close to structures.

Joanna asked if HOA fees are deducted automatically, will the insurance be deducted automatically as well? The answer was yes. If any homeowner has HOA fees deducted automatically but does not want insurance payments deducted in the same manner, they must let Ann know.

Committee Reports

- **Communications**
Tom was absent due to illness. Ann reports she and Tom are working on cleaning out old info on the website.
- **Beautification**
Dayle would like to clean up the flower beds around the village before the weather gets too bad. Ann asked her to come to the office to talk with her and Rick.
- **Social**
David says now that there is an approved budget, the committee will get together in a couple of weeks to make plans.
- **PAC**
Rick is organizing now to begin inspecting in November.
- **Tree**
 - Joel sent a report stating a Bur Oak will be planted in the circle in front of the clubhouse and pool soon.
 - Several trees from the garden will be planted in the village soon.
 - New young trees have been ordered to be planted in the garden bed nursery.

Homeowners Concerns

- Kathy Smith asked how she would know what type of board is on her house... T-111, hardy board, smart siding? She was advised to ask her contractor to identify it for her. Larry commented it was probably T-111 if it was rotting because the other boards would not be rotting.
- Joanna asked how we would know when it is our turn to do repairs and paint. Every 5 years is the current rotation for unit inspection but can be extended if the unit is in good shape and an extension is requested.

Old/New Business

- Gretchen was presented with a thank you gift certificate for her service as board chair this past year. We appreciated her time and conscientious work greatly.
- Vivian asked the board to talk about a solution to keep the racoon from opening the doors on the dumpsters.

Larry asked for a motion to adjourn the meeting. James moved. Rick seconded. Meeting was adjourned.

Meeting minutes submitted by: Karen DiGirolamo