

Lakeshore Village Board Meeting

November 12th, 2019

7:00 pm

Board Members Present: Tom Martin, Larry Snipes, Karen DiGirolamo, Bridge Bickel, James Miller, Rick Thompson, David McBeath, Michael Stratford

Alternates Present: Joanna Rodes (93)

Board Member Absent: Nana Seitz

Property Manager: Ann Michel

Homeowners Present: Sharon Thompson (4), Doug Wedding (139), Vivian Snipes (97)

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

Approval of Minutes

Larry asked if there were any questions or corrections regarding the minutes from last month's meeting. Larry asked for a motion to approve the minutes from the 10/8/2019 meeting. James moved. Tom seconded. Motion passed unanimously.

Board Report

- **Snow Removal Contract**

A vote is needed to renew the EcoLandCare snow contract. It is exactly the same as last year's contract minus the cost of the curb marker stakes. Rick gathered and stored the stakes so they could be reused. Doug Wedding asked about the salt they use. Larry stated a salt gentler on plants is used on sidewalks and another type in the parking lots. Joanna Rodes asked if EcoLandCare is using all the green practices in LSV that are available. Ann stated we have a new contact person and that is a discussion that can take place in the future.

Larry asked for a motion to renew the EcoLandCare contract. Rick moved. Michael seconded. Motion passed unanimously.

Boat Report

One of the three boats was bid on. Discussion took place regarding what to do with the 2 remaining boats. It was decided to leave them where they are until spring and try to find homes for them then.

- **Storm Drainage Grant**

LSV received a \$75,000 grant to begin work in the spring. The Feasibility Study divided the village into 10 sections. All sections will be addressed over the next several years. We are following Project Engineer Scott Southall's recommendation regarding the order in which the sections are addressed. In the spring, the project will begin with Section B that runs along the water company border. (Feasibility Study and sections can be viewed on the LSV website.)

Financial Report

- Ann is in the midst of working with the auditors for review of the LSV accounting books. LSV books are reviewed or fully audited every year, alternating between the two. Cost is \$2800 for the review including tax preparation. Cost for the full audit including tax preparation is \$3800.
- Balance Sheet as of October 31, 2019
 - Operating Account - \$23,763
 - Capital Account - \$142,680
 - Operating Painting - \$37,548
 - Reserve Painting - \$167,317
 - Roofing - \$87,095
- For the month, a few things to note:
 - Electric bill was higher than the budget because 2 payments were made. One at the beginning of the month and one at the end of the month. The same occurred with the LFUCG Sewer and Water Quality bill. None of these were late.
- Capital Expenses –
 - Clubhouse \$7993 Carpet and all new HVAC system plus ductwork.
 - Electrical – \$1212 Courtyard of unit 70 - 80
 - Bur Oak tree purchase of \$1351 for the circle by the pool.

For the month - \$14,214 in the black

Net Income Year to Date

- Budget to Actuals for the year
 - A new line item is "Cash Donations" Example would be for music at social event or the garden.
 - Net Income Year to Date – Negative \$13,419, this is due to September painting expense and insurance reimbursements. Bridge expects we will be out of the negative in the next couple of months.

Property Manager's Report

- **EcoLandCare**
In communication with EcolandCare to have the property looking good for the holidays. There is a new property manager
- **Tree Trimming**
B&R Tree Care is coming the week of the 18th to clear branches that are touching buildings.
- **Electrical Troubleshooting**
Exterior lights in the area of units 80-85 will be looked at by the electrician Tuesday. It may be a circuit breaker issue.
- **Hoses**
A reminder to disconnect hoses. Ann and Rick Barker will be proactive and disconnect any hoses they might happen to see as they are out and about in the village. Bridge reminds if you have a sink on an outside wall to be sure to leave the cabinets doors open when weather is below freezing.

- **Leaf Blowing**
Rick is doing supplemental leaf blowing in high traffic areas so sidewalks do not get slick with wet leaves. If anyone has any leaf blowing special needs, please call the office.
- **Salting**
Rick is on standby for salting. Salt has been purchased. If anyone has any special salting needs please call the office.
- **Holiday Decorations**
Holiday decorations will go up at the entrances around Thanksgiving.
- **Cemetery**
Additional clean-up will be happening at the cemetery. By spring it will be in great shape and we can decide how we want to manage upkeep.
- **Units for sale**
10, 26, 28, 47, 101, 121
- **Garden Update**
Thank you to all garden donors. New donors are Nana Seitz, Joanna Rodes & Michael Stratford. \$545 has been collected for the garden. David hopes to get some dirt before the end of the year.

Ann's 2nd year anniversary is tomorrow!! Thank you, thank you for your tremendous service!

Committee Reports

- **Communications**
Tom Martin reports he added Ann's "News to Use" and the monthly HOA Meeting Agenda's to the website.
- **Beautification**
Dayle and Joe Vaughn purchased and planted viburnum(?) around the dumpster at the end of Laketower Dr. to discourage the dumping of trash around the dumpster blind.
- **Social**
David McBeath reports a holiday party is scheduled for December 14th. The clubhouse will be open for the UK basketball game earlier on the same day. A pancake breakfast is being planned for February. Ballgame open houses are being discussed as well and maybe a wine tasting.
- **PAC** – Rick Thompson and Ann are working on a PAC Excel spreadsheet for the committee to use. They are also working to clear up confusion over paint colors. Inspections will begin in the next couple of weeks.
- **Tree** – Joel DiGirolamo planted 12 trees in the garden tree nursery bed. We have two Forsythia plants available for LSV. Dayle will be contacted to find appropriate location for them.

Homeowners Concerns

None

Old/New Business

- **Clubhouse Fireplace**

The fireplace currently has some leaks and cannot be used. Ann is getting estimates for the repairs.

- **Woodpeckers!**

Tom reports they have a pesky woodpecker pecking on the side of their house and asks if anyone has a solution. Rick Thompson reports a woodpecker seed cake worked for their woodpecker issue. Vivian Snipes suggested CD's on a string. James Miller says Google says to use reflective streamers.

- **LSV Insurance Policy**

Doug Wedding asked if the LSV's insurance policy could be streamlined to cut cost. Bridge explained that many of the line items are built into the policy, it is a bundle. Ann and Bridge and our agent of record begin in January each year to explore insurance options. Many insurance companies will not provide LSV with a bid due to our location next to the lake and that the buildings are wooden structures.

Meeting was adjourned by Larry Snipes

Meeting minutes submitted by: Karen DiGirolamo