

## **Lakeshore Village Board Meeting**

12/11/18

7:00 pm

Submitted by: Karen DiGirolamo

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

**Alternates Present:** None

**Board Member Absent:** None

**Property Manager:** Ann Michel - present

**Homeowners Present:** Kyle & Kathy Smith #77, Terry Tussey #61, Susan Crocker #72, Dayle Vaughn #127, Michael Stratford #2, Wendy Becker #135

**Call to Order:** Gretchen called the meeting to order at 7:00 pm

**Approval of Minutes:** Gretchen asked if there were any changes to last month's minutes. There were none. Gretchen asked for approval of November's meeting. Karen moved to approve. Tom seconded. Motion passed unanimously.

### **Board Report**

#### **Compost Talk by Ryan Koch**

Seedleaf began collecting food scraps for composting from local restaurants in 2009. Currently, 35 restaurants participate in the Compost Carpool. Material suitable for composting consists of coffee grounds, peels, rinds, trimmings, pre-consumer organic waste and shredded newspaper. This material is important food for garden soil.

Composting is the next wave of recycling!

If you wish to participate, contact [ryan@seedleaf.com](mailto:ryan@seedleaf.com) or call 859.967.8865 and Ryan will deliver a 5 gal. pail with a snap top lid to you for your food scraps. When it is full, he will pick it up, and leave you a clean 5 gal. bucket. There is a \$10 enrollment fee and a \$10 charge per pick up. Pick up could be once or twice a month depending on family size and fresh food consumption. If 2 families want to share a bucket and the cost, that is allowed. After the compost is picked up, sawdust is added with volunteer's help. After 4 months of tending and turning the compost, it is ready for use. The compost is then distributed to 15 free, "you pick" community gardens, primarily on the north end. The composting fees help offset the cost the Compost Carpool program.

Live green...

## **Carports**

The worst six carports will have a partial refurbishing soon. The most visible fascia board will be replaced on each. Four are in the east lot. Another is the small carport by #145 & #146, and the large one at the end of Laketower. As funds are available in the future, the rest of the refurbishing on these carports will be completed.

Refurbishing the large carport at the end of Laketower is about to begin, the most visible aspects of these carports getting attention.

Bids received:

1. R&S Home Improvement - \$14,820 ( Rick Fields) Estimate does not include painting.
2. Superior Home Improvement \$23,722, Includes painting
3. JHI Home Improvement -\$12,868 (Johnny Vickery) Estimate does include painting, LSV is supplying the paint.

A bid from Steve McCubbins was not considered as he is having health challenges currently and has a lot of LSV unit renovations to complete before he could get to the carport work.

Bridge has been working for months to get bids, it's been a trying task due to lack of response from the contractors. Johnny Vickery is Bridge's recommendation. Ann has talked with the homeowner that has used J.V. and they report they are happy with the job. His work looks good, they kept the worksite clean and disposed of the materials properly.

Gretchen asked for a motion to approve the bid from Johnny Vickery.

Larry moved, Tom seconded. Motion passed unanimously.

## **Financial Report**

All paperwork has been submitted to the accountants for the full audit of the financial accounts. The new 5-year plan is on the LSV website.

There will be an official Financials "Policy and Procedures" put to paper to add to all the other LSV Policies & Procedures.

### **Balance Sheet (As of the end of November)**

Operating Account - \$19,413

Capital Account - \$142,934

Operating Paint Fund - \$77,086

Reserve Paint Fund - \$166,563

Roofing - \$80,684

In good shape!

In comparison of Income Statement to Budget not a lot of unusual items to note...

One thing worth noting - with it getting darker early and the lights on more, with new LED bulbs we saved a little over \$200. The budgeted amount was \$1208, actually spent \$997.

A \$13 legal fee to release a lien on a property is the only other slightly unusual thing to note.

November Net Income- \$11,148

Fiscal year-to-date - \$52,145

Doing pretty well. Money starts to be spent more in the spring.

There was discussion around looking into pool furniture to find some for sale off season.

Decking is projected to be repaired later in the 5 year plan.

## **Property Manager's Report**

### **Large Planter**

Progress is delayed due to John Ed Scalf's back has gone out.

### **Exterior Lights**

The goose necks portion of the 5 remaining light fixtures that have been back ordered should be in next week and the electrician will be out to get those installed. Also on the electrician's list is the light at the 500 entrance.

### **Gutters**

Have been cleaned in the last couple of weeks. If any homeowner has a gutter issue, please let Ann know.

### **EcoLandCare**

Was out today and will be out again before Christmas to have the Village looking good for Christmas.

### **Water Meter Labeling**

Rick has been working with KAWC to locate, label and record all the serial numbers to the water shut offs for the units. Reminder to disconnect garden hoses. If Rick see a connected hose he will disconnect it to prevent trouble.

### **Thank you Dayle**

Thank you to Dayle for the Christmas decorations!

### **Unit News**

For sale – Units 42, 34, 138

New Owners – Units 6 & 25

### **Clubhouse News**

Carpet has been cleaned.

### **Parking Lot Paving**

Phase 1 is complete. Sealing around the edge of all the new paving will happen soon.

Phase 2 will occur in the spring.

### **Boat Stickers & Boat Racks**

Ann's winter projects include improving the boat system and organization. LSV boat stickers will have LSV plus unit numbers on them. These will go on each boat. Boats will still need a LELA lake permit on the boat to be on the lake. Designs for additional boat racks are being explored. A dock to launch boats is also being looked into.

### **Homeowners Concerns**

Lisa Martin asked that her flooding issue be addressed around unit 50. Some concrete work was done but was not as helpful as in some other areas. This and other areas will be addressed in the feasibility study.

### **Committee Reports**

- Communication – Tom reported he's cleaned up some things on the website.
- Beautification – Dale put up the Christmas decorations at the entrances.
- Social – Music Jam 3:00 – 5:00 on January 20<sup>th</sup>, 2019 Joanna is looking to recruit local musicians to create a Music Jam. Look for the flyer to come.  
Note – The TV in the clubhouse is now working properly.
- PAC – PAC committee is meeting after the HOA meeting tonight.

- Tree – Nine trees were planted this month. Tree consolidation in the garden has taken place this month as well.

### **Old/New Business**

Gretchen brought up the odd and unfortunate theft that occurred in the village last night. Four wheels were stolen off a resident's car, leaving the car on blocks. They were special wheels..not the standard for this car. Gretchen stressed that homeowner's always file a police report anytime there is a theft. It is through the police report that police decide what areas need to be patrolled.

### **Meeting Adjourned**

Gretchen adjourned the meeting at 7:50.