

## **Lakeshore Village Board Meeting**

11/13/18

7:00 pm

Submitted by: Karen DiGirolamo

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

**Alternates Present:** None

**Board Member Absent:** Tom Martin, Rick Thompson

**Homeowners Present:** Susan Crocker, Kathy Smith, Dayle Vaughn, Michael Stratford

**Property Manager:** Ann Michel present.

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

**Approval of Minutes:** A motion was made by Karen to approve the October 9<sup>th</sup> LSV board meeting minutes. James seconded. Motion passed unanimously.

### **Board Report:**

- **John Ed Scalf**

A vote was taken to approve the plans from John Ed Scalf for the low, long bed in the 86-98 area. The plan is to remove as much of the winter creeper by hand as possible, spreading pine mulch and planting 70 plants. Cost - \$646. Patricia moved to approve John Ed's plan. Larry seconded. Motion passed unanimously.

- **Tates Creek Paving**

Repairs and sealcoating are needed in various areas of the village. TCP submitted the best bid and proposes a two part process. It is hoped that part one (repair) will be completed before the asphalt companies close for the season. There will be some milling involved in part one. Part two (sealcoating) will happen in the spring. The cost for the repair phase is \$12,982. The cost for the sealcoating phase is \$14,996. 99,978 sq. ft. will be addressed. Motion to approve was made by Larry, Bridge seconded. Motion passed unanimously.

- **EcoLandcare Snow Removal Contract**

Discussion took place regarding a proposal was submitted by EcoLandcare for our snow removal. There was discussion around "marking stakes" for big snows, used to help mark curbs etc. Cost is \$225 for them to supply the stakes and mark the village. LSV would get to keep the stakes and in subsequent years, can have Rick mark the village. The contract includes using Icemelt,(in parking lots) and Pellido, (on pavers

and sidewalks) to pretreat. A motion was made to approve by Bridge, second by James. Motion passed unanimously.

- **MetroNet Update**

MetroNet plans to contact Ann soon to let us know when they will begin. Homeowners will be informed as plans move forward. There will be a meet and greet at the clubhouse with MetroNet representatives in the future to answer questions and sign up those ready to do so. Ann will send emails to the village as each step unfolds.

James reported he learned \$71.95 seems to be the monthly package price for phone, internet and cable.

**Financial Report:**

- Balance sheet as of October 31  
Operating Bank Account - \$19,148  
Capital Account - \$127,866  
Operating Paint Fund- \$79,266  
Reserve Paint Fund - \$166,494  
Roofing Fund - \$80,744

We're in pretty good shape. The October budget to actuals are tracking pretty true to form. Couple points...added income this month was a \$5,000 grant check. The expenses in common area supplies are dog waste supplies, in the common area repair is a \$323 deposit for the planter project. In budget to actuals for the year, there is no expense listed for the sewer/water quality fees (LexServ). This is because LexServ overbilled us. Ann caught it after we paid so we are working off a credit. The high capital expense is for electrical, for the 85 remaining light fixtures needed to complete the exterior light project.

Note: The exterior light project will be completed as soon as the backordered goosenecks come in.

Net Income for October - \$33,437  
Year-to-date Net Income is \$39,525

**Property Manager's Report:**

- The planter John Ed is working on in the 86 - 98 area is to be done before Thanksgiving.
- The electrician will be coming out soon to troubleshoot some problem areas.
- Leaf collection is well underway and will continue. Additional fall trimming is taking place. We are working on getting bids for trimming the burning bushes and viburnum on the property.
- Rick has done a lot of cleaning out and organizing. He has put away all the pool equipment. The pool pump system has been switched out and taken care of. He is cleaning out and organizing the storage shed and is organizing the tools and doing a tool inventory. Rick is keeping an eye out for hoses still connected to the outdoor spigots and disconnecting them for homeowners that have forgotten to do so. He is

busy using the leaf blower to keep the walkways clear in between EcoLandcare's visits.

- There has been some concrete leveling done recently. Results are mixed. Some area it helped, others not so much but efforts will continue.
- Units 42, 6, 34, 138, are for sale. Unit 25 is pending.
- The "quick fact" sheet for realtors has been added to the website. It contains important information pertinent to realtors and potential new residents and answers to the questions Ann gets asked most frequently. The information on the sheet is in accordance to the LSV CCR's.
- Clubhouse carpet will be cleaned the Friday after Thanksgiving.
- Salt buckets are in place in the carports.

### **Homeowner Concerns:**

- Michael Stratford asked where to put leaves that he has raked and bagged. Ann replied that the dumpster is the appropriate place to dispose of them, adding that she has inquired to the city about yard waste disposal options for the village and unfortunately we do not qualify.
- On a separate issue, Michael had a question about paver pads/stepping stones leading to a carport. He reports there is an unfinished stepping stone path at a carport near him (Unit 2). He would like to have finished. Ann reported she thinks she knows of some unused stepping stones and will look into it and get back with him.

### **Committee Reports:**

- Communication – None
- Beautification – Ann and Dayle mentioned there is a Christmas decoration plan in place.
- Social – The Painting Party was a success. Approximately 12 villagers painted and had great fun. Last week the Macaron Making Demonstration was well attended. Participants learned the art of macaron making, had a good time and had macarons to take home.
- PAC – Inspections will start in December
- Tree – Joel addressed some homeowner tree concerns. He is discussing with KU arborist about an upcoming powerline clearance along the back fence line. He has pruned several small trees. Trees planted around Unit 10 were a Lace Bark Pine and two Eastern Redbuds, a Chinese Fringe tree behind Unit 11, a Bald Cypress between Unit 35 and the street, and a Black Gum tree between Units 97 and 101. All of these trees came from the nursery in the LSV garden.

### **Old/New Business:**

- Bridge reported he and Ann are working on taxes and the audit.
- Susan Crocker expressed concern over some slick spots inside a dumpster blind. Ann stated she will go look at them to see what might be done.

Gretchen adjourned the meeting.