

Lakeshore Village Board Meeting

10/9/2018

7:00 pm

Submitted by: Karen DiGirolamo

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

Alternates Present: Joanna Rodes

Property Management Present: Ann Michel

Board Member Absent: Tom Martin, Patricia Hughes

Homeowners Present: Joel DiGirolamo (118), Kathy Smith (77), Dayle Vaughn (127), Christin Sims (54), Vivian Snipes (97), Linda Stratford (2), Taryn Reising (69)

Call to Order: Gretchen called the meeting to order. Roll call took place.

Approval of Minutes:

James moved to approve the LSV Annual Meeting Minutes, August 28th, 2018. Larry seconded. Motion passed unanimously.

Rick moved to approve the September 11th, 2018 LSV HOA Meeting Minutes. James seconded.

Motion passed unanimously

Board Report:

- **MetroNet Update** - Gretchen gave a MetroNet update, stating we now have a fully executed contract in place. The Island also has a signed contract in place. Installation may begin in about 60 days. Our agreement is for MetroNet to install the infrastructure throughout LSV. Homeowners may call MetroNet to subscribe to MetroNet services if they wish. MetroNet will host a gathering at the clubhouse, providing refreshments and answers to any homeowners questions that may wish to come. There will be an announcement coming from Ann in the future as to when that may be. Interested homeowners are encouraged to attend! Ann clarified MetroNet will be installing the infrastructure within already existing easements. The installation path will be well marked before construction begins. The installation period will last approximately 10 days. We hope to have MetroNet services available near the end of the year!
- **Approval of 2018-2019 Fiscal Budget** - Bridge reported the new budget is complete after a couple of months of work. No handouts on the budget are available now but once approved it will be sent to the homeowners.

There are 2 sections:

1. Operating Account Income and Expenses
Incomes, such as monthly HOA dues, clubhouse rentals...
Expenses, such as water bill, electricity, insurance, payroll, lawn care...
2. Capital Account Income and Expenses
Income comes from transfers of money from the operating account.
Expenses are the larger items such as light fixtures, pool, carports, asphalt for parking lots, etc...

The new 5-year plan will be posted on the website as soon as the new budget is approved. Gretchen asked for a motion to approve the new budget. Larry moved, James seconded. The budget passes unanimously.

- **Board Alternate Approval** – Gretchen stated from the CCR's that the runners up from the board election will become alternates. Charlotte Berry was 1st runner up in the board election and graciously accepted the position as board alternate. Joanna Rodes, former board vice chair and Vicki Phillippi, previous board alternate agreed to serve as board alternates. Gretchen asked for a motion to approve Charlotte, Joanna and Vicki as board alternates for the 2018-19 fiscal year. Rick moved, Bridge seconded and the motion passed unanimously.
- **Update on Electrical and Lighting** - Approval was given to order and install the remaining light fixtures in the village in last month's meeting. Bridge stated 55 new light were installed and there are 30 more to go. Rick is working on painting poles. Gretchen reminded homeowners to continue to report outages in the village as having the village well-lit is important. Christin report there were 2 old fixtures in the grass by her house, James reported 2 more. Ann said Rick will pick those old fixtures up and dispose of them.
- **Financial Report:**
Balance sheet:
\$19,860 in the operating account
\$98,125 in the capital account (bear in mind \$25,000 is mandated by the CCR's to be held in reserve, not for use)
Roof Fund – \$80,014
Operating Paint Fund – \$76,857
Reserve Paint Fund - \$166,418
We're in pretty good shape overall. Profit/Loss numbers tracking pretty true.
Capital Expenses this last month
\$13,436 paid for light fixtures, more will go to the electrician for installation
\$3,726 net income
\$15,000 went from the operating account into capital expense account.
Joanna asked what is it that determines the Capital Expense minimum. Is it a law or a CCR rule? Bridge stated that he believes it's in the CCR's, not a law.

Property Manager's Report:

- **Pool** - Ann reports the pool cover went on today and Swim Pro did a partial drain. They will come back in December to do a full drain and valve change out. They are

99% sure the leak is in the skimmers. When the pool is empty we will do a full, complete pool cleaning. Pool furniture has been cleaned and stored under the clubhouse. There is money budgeted for pool furniture in the spring.

- **Big Planter Bids** - Bids have been collected for the big stone planter in the 86-98 area from 3 different vendors. They will be reviewed at the next working board meeting. Reseeding grass/laying straw in the area is taking place as well. Reseeding is also taking place in different areas of the village where there is need.
- **No Parking Signs** – Three new LSV no parking signs are up. Winchester Towing has 2 custom signs coming that will be posted at both the 500 and 543 entrances.
- **EcolandCare** - They are mowing less often now, on a 10 day schedule. They have lowered the mowers, using mulching mowers now to mulch leaves that are coming down. Rick is working to remove falling sycamore leaves. A shrub trimming will take place in mid to late October. Leaf removal will begin in earnest at the end of October/1st of November, depending on the weather. They are high alert to have the grounds in good shape for Thanksgiving and Christmas.
- **Gutter Cleaning** - They are on notice and will be coming late November/early December to clean the gutters, depending on the leaves. They will put a flyer on everyone's door with their contact info. Dayle Vaughn reported leaves being left on the roof near the gutters rather than being cleaned off at the time of gutter cleaning. Ann will talk to him.
- **Special Pick-up** - Ann reports the city has been notified to pick up the special pickup items at the end of Laketower Dr. They have had personnel issues and are running behind.
- **Hazardous Waste Drop-Off Day** - Check the email Ann sent reminding homeowners to take advantage of the hazardous waste drop off day, October 20th. This is only offered by the city once or twice a year.
- **Insurance Invoices** – A reminder email was sent that insurance invoices are due this month.
- **Lighting** – Trouble shooting on the lighting continues. One light pole by the community garden is intentionally disconnected due to trouble shooting the courtyard at units 107, 108, 109 & 146. James and Christin reported their carport lights are out. Ann stated the electrician is aware and it is on his schedule.
- **Concrete Leveling** – A-1 was out last Thursday to start on the concrete leveling project but conditions were too wet to do much. Homeowners may be approached regarding brief use of their water by A-1. A-1 will not use any homeowners water without asking the homeowner first.

Homeowners Concerns:

- **Tree Concerns** - Dayle expressed concern about who would pay for repairs if a tree limbs fell on units if the tree was on common property. It was stated the Lakeshore Village insurance policy would pay. Dayle reports KU has been trimming along the KAWC fence line and some limbs fell on her side of the fence. Ann said Rick would come and clear them away.

Laurel Sims asked about the status of the decaying trees throughout the village and what the tree plan is for them.

In response, Joel reported that B & R Tree Service did a large quantity of tree trimming late in the summer and they are still wrapping up.

The plan for the decaying trees is to “manage the trees down gradually”. There are Thornless Honey Locust, Crab Apple, and Hawthornes that have fungi. We have tried treating 5 of them to see if it would help but it did not. Rick and Joel have done some of the smaller tree trimming jobs to save money. Pin Oaks around the city are in the state of decay due to a bacteria and the ones in LSV are no exception. Two Pin Oaks were removed at the end of Laketower Dr. A Bald Cypress will be planted where the Pin Oaks were. The Sugar Maple by the clubhouse will be taken out next year. A Burr Oak will be planted in its place.

Two bald cypress were planted last fall between units 23 and 15 and between unit 117 and the fence bordering Schubert’s property, a Paperbark Maple was planted in front of unit 42, a Tamarack tree in front of unit 62, a Silver Bell in front of unit 21 and an Arborvitae by unit 7. In the garden tree nursery, there are 10 trees coming out soon to be planted in the village, they are 2 Redbud, 3 Bald Cypress, 4 Black Gum (Tupelo), and a Chinese Fringe Tree.

Ann asked when the next scheduled tree trimming/removal will occur. Joel reported next spring will be the next tree trimming time.. He reports that he and Beth from B&R Tree Service walk the village and create a list before tree trimming occurs. Joel reports safety comes first in determining the order of which trees get trimmed or taken out. He asks homeowners to report tree concerns to Ann or himself.

Katherine Silver requested the board consider the following topics. Information was gathered and topics were discussed.

- **Yard Waste Disposal** – Ann called the city to see what our options are. We are not eligible for individual “Lenny’s”, the yard waste disposal receptacles. The city will not come pick up 138 ”Lenny’s”. When Ann asked about a large yard waste area, the city replied they are not set up to pick up yard waste from an open designated area. They are also not set up for a large yard waste dumpster. The city said the only option for LSV is to put yard waste directly into the dumpster.
- **Composting** – Composting as a village to a designated location is not practical for the village as a whole. Location and maintenance is an issue for a community as a whole. It was decided to invite Ryan Koch from Seedleaf to a monthly HOA meeting to educate, inform and discuss composting. Karen will invite him. Stay tuned.
- **Dog Park** – James Miller suggested trying to partner with the city to put a dog park in at Lakeside Park. James will reach out to a contact at the city to begin a dialogue. This option would greatly lessen the cost to LSV while having a dog park very close by for our use and allow LSV to retain our green space.
- **Tennis Courts** – Re-installing tennis courts is not a financially feasible option. The previous tennis courts fell into a state of decline, there was lack of interest and funds to maintain, so they were removed. It is not an amenity that makes sense to bring back. Larry expressed interest in a pickle ball court and will research cost and maintenance before any further discussion takes place.

Committee Reports:

- **Communication Committee** - No report
- **Beautification** - Dayle mentioned if anyone has any plants they wish to get rid of, please contact Ann at the office or Dayle Vaughn and the beautification committee will find a new home for the plants elsewhere in the village.

- **Social** - Wine and Cheese Painting with a Twist Party – October 24th, 7:00 pm at the clubhouse. Cost is \$20. Pay in advance to Ann at the office. There is room for 30, 10 spots are reserved so far.
- Macaron Making Demo - November 9th @ 6:30 at the clubhouse. Social committee will provide ingredients and wine for the event. Look for more information soon.
- **PAC** - Steve McCubbins is really far behind. We need more contractors. Other contractors need to be used. Steve has 12 signed contracts yet to be started. Vivian asked if the contractors on the LSV website were up to date. If any homeowners know of any good contractors, let Ann know.

Old/New Business:

- **Boat Ownership** - Vivian inquired about boat storage and ownership. Ann stated now that the pool has closed she can devote some time to the boat storage. Discussion took place regarding more boat storage. More discussion to follow. Vivian asked if a kayak launch could be explored. She offered to gather information to formulate a plan.

Gretchen adjourned the meeting at 8:15 pm.