

Lakeshore Village Board Meeting

April 10, 2018

7:00 pm

Submitted By: Gretchen Feld

Board Members Present: Wendy Becker, Karen DiGirolamo, Joanna Rodes, Gretchen Feld, Bridge Bickel, Patricia Hughes, Nana Seitz.

Alternates Present: None

Board Members Absent: Larry Snipes, Tom Martin

Property Management Present: Ann Michel

Homeowners present: Dayle Vaughn (127), Chuck Powers (11)

Call to Order: Meeting was called to order by Wendy Becker

Approval of Minutes: Bridge Bickel made a motion to approve the proposed minutes from March 13, 2018; Karen DiGirolamo seconded. Motion passed unanimously.

Board Report:

- **Updated Policies and Procedures** – Joanna Rodes has put in a lot of work to update our outdated policies and procedures. We changed the format to individual policies rather than one large booklet. Policy 1 is about fees and payments. We updated the due dates for fees as not everything is due on the 1st of the month and fees are clarified. Policy 2 is about homeowner requests and concerns. We changed it from requiring 10 days of notice to the board in advance of meetings to 7 days and now require that all maintenance requests need to be submitted in writing or by email. Policy 3 is related to window and door replacement. There were no major changes. Policy 4 is regarding large item disposal. We clarified items that should not be disposed of around the dumpsters and that everything, including Christmas trees need to be placed at the end of Laketower Drive. Wendy suggested we include Hazardous Waste in title. Policy 5 is a new policy about Watercraft and Lake Usage that expands dramatically what we had before. We now require boats to be registered with the office and that you need a LELA permit to be on the water. The policy details how to acquire a permit along with rules regarding permit possession. There has been some language added regarding boats at the dock, changing it to allow boats to be tied to the dock for 3 days at a time and ensure that ladders are not blocked and the boats are clear of water and well kept. Policy 6 is about sewer lines, which has also been expanded a great deal from the past. It describes the difference in sewer line type and clarifies what is LSV responsibility and what is homeowner responsibility. Policy 7 is regarding sidewalks and has no change. No change to Policy 8 regarding yard sales. Policy 9 refers to satellite dishes and antennas, we have added language regarding the size of the antennas. Policy 10 is about Insurance. We updated the language to reflect that we assess the homeowners twice a year rather than once a year. Policy 11 is an ethical code of conduct for Board of Directors. Only minor changes there. Policy 12 is for Clubhouse Rental Rates. They are changing to \$50 for a weeknight rental (including Fridays)

and \$75 for a Saturday or Sunday and the deposit is going up by \$10 to \$60. Policy 13 is for property repairs and painting. There is more detail about what can be expected from PAC, etc. Policy 14 is regarding swimming pool rules and regulations. We have built all the pool rules into this policy. Joanna Rodes made a motion that we adopt the updated Operational Policies, #1-14, to replace all existing LSV Operational Policies and Procedures dated April 2013 along with Clubhouse Rules and Regulations, Procedure for Property Repairs, Swimming Pool Rules and Regulations and Watercraft Rules, all dated April 2013. Patricia Hughes seconded. Motion passed unanimously.

- **Kentucky Native Plant Presentation** – We will be hosting Sustainable Garden Specialist John Scalf. He will be advising us on a project that will be taking place along the hillside on the side of the pool. The project is being funded by generous donations by the city, Karen DiGirolamo and Joanna Rodes. The presentation is Sunday, April 15 at 1:00 pm.
- **Clubhouse Repairs** – Bridge Bickel reported that the work from Steve McCubbins is basically done at this point unless we see anything that needs to be adjusted. Bridge said we will likely install a new downspout along the back deck. There are 25 watt light bulbs in the back in order to keep the deck lit for safety. There is a switch by the men's room if we want to turn them off. The lights are on a dusk to dawn sensor as well as long as the switch is on. There were areas of rot uncovered and fixed which resulted in about another \$3,500 over than we expected to spend but they were all necessary fixes. We also have new glass to replace the fogged window and the sliding door is now completely operational and will be made to slide easier. Bridge and Rick will be painting the front railings and front and side steps. We made some adjustments to the top windows to reflect water from the sill to the roof to prevent water leakage into the Clubhouse.

Financial Report

- Bridge Bickel reported that we have \$10,076 at the end of March in the Operating account and \$85,371 in the Capital account. Painting accounts: Operational has \$61,746, Reserve has \$166,004. The Roofing account holds \$75,815. Monthly budget: we spent \$6,112 on snow removal in March which put us over our budgeted amount for the year. Our initial deposit for liability insurance (\$19,230) and LELA dues (\$12,250) were paid this month. We spent \$15,000 on Clubhouse repairs. For the month we're \$27,836 in the red. Not totally unexpected as we had budgeted for everything but the extra snow removal. The over run was \$3,539 above our snow budget. We're trying to find some extra money to replace pool furniture. We are waiting to see how much we will need to spend on repairs to open the pool. At the end of March the Clubhouse capital expense stood at \$21,797. We paid another \$5,600 in April, which will take us close to our budgeted amount of \$29,000. We had hoped to do roof replacement this year but we will have to move it to next fiscal year. Luckily, the roof is in pretty good shape. We found some missing shingles and those were replaced so it is functional currently. Our net income year to date is \$15,348. We're still in the black for the year with a lot of work done.

Property Manager's Report:

- **Clubhouse** – Big thanks to Bridge, Rick and Steve McCubbins and his crew.
- **EcoLandcare** – The communication from them is going very well. Victor is our crew foreman. They are still learning the property and figuring out what kind of equipment to use where. We ask for your patience as they work things through.
- **Beautification** – Thanks to all the volunteers for the Beautification Committee and the Vegetable Garden. Special thanks to Chuck Powers for donation of excavated bushes which have been planted around the carport opposite the vegetable garden area.

- **Stick Collection** – Aiden, Christian and Cameron from Units 8 and 33 helped Rick collect sticks. Big thanks to them. The city is a little behind on collection but they should be out here soon.
- **Pool** – SwimPro is scheduled for their opening tasks on April 20. This will give us a few weeks to ensure everything is ready to fully open the pool.
- **Boats** – Ann is working on organizing all the information we have regarding boats.
- **PAC** – We have 37 units to repair and paint this year. The first group has had good response to our letters.
- **Dog-Waste Disposal Stations** – We got 3 donated pet waste stations. Greensource gave us “Fog Clog” covers to help you properly dispose of your cooking grease and doggy bag holders that are available to homeowners in limited numbers. See Ann if you are interested in either of these products. We will be determining the exact location of the dog-waste disposal stations and Rick will be maintaining the bags.
- **Insurance Reimbursement Spring Invoices** – They will be sent out this week.
- **Communications** – Ann is updating emails as best she can to ensure communications with every homeowner. She has also worked with units to clear off front porches as needed.

Committee Reports

- **Communications** – No report as Tom Martin was absent.
- **Social Committee** – Patricia Hughes reported that we have a save the date for June 9, our summer kickoff party. Rain date is June 16. We’re going to have, grilling, pool activities, corn hole, a bluegrass band, ice cream sundaes, ping pong, etc. Patricia is even trying to schedule a square dance caller! It will be an open house, afternoon/evening event. BYOB and potluck. More details to come. June 23 we will host a living room concert of the Patrick McNeese Band. Gretchen Feld has also scheduled a friend of hers from Chicago, Joe Goodkin, for another Living Room session on July 21. More information on both of those events will come at a later date.
- **PAC** – There is no report as Larry Snipes was absent.
- **Beautification** – Dayle Vaughn said she’s planning on relocating some hostas from our beds to areas that need more foliage. She asks that if you need help landscaping your area, the beautification committee will be willing to provide you with labor if you buy the products. Let Ann know if you are interested and she’ll coordinate with the committee. The city offers days when you can get free mulch, up to a truckload at a time. You can check the city website for information. We are in need of a load of dirt. Ann is investigating our best options. Chuck Powers offered his truck for hauling if needed.

Old/New Business

- No old/new business

Meeting was adjourned by Wendy Becker.