

Lakeshore Village Board Meeting

September 11, 2018

7:00 pm

Submitted by: Karen DiGirolamo

Board Members Present: Wendy Becker, Joanna Rodes, Tom Martin, Nana Seitz, James Miller, Gretchen Feld, Larry Snipes, Rick Thompson, Bridge Bickel, Karen DiGirolamo

Alternates Present: Joanna Rodes

Board Member Absent: Patricia Hughes

Homeowners Present: Dayle Vaughn(127), Lynn Kearns(124), Vivian Snipes(97), Kathy Smith(75), Christin Sims(54)

Call to Order:

Wendy Becker called the meeting to order. Roll call took place.

New members, James Miller and Rick Thompson and returning member Karen DiGirolamo were welcomed

Approval of Minutes:

Bridge Bickel made a motion to approve the proposed minutes from the August 14, 2018 meeting. Tom Martin seconded. Motion passed unanimously.

Board Report:

- Tom Martin made a motion to pass the new slate of officers - Gretchen Feld as Board Chair, Larry Snipes as Vice Chair, Bridge Bickel as Treasurer, Karen DiGirolamo as Secretary, James seconded. Motion passed unanimously. Wendy Becker passed the gavel to Gretchen Feld. Retiring Chair, Wendy Becker and Vice Chair, Joann Rodes took seats with the homeowners. New Chair Gretchen Feld presided the remainder of the meeting.
- Gretchen reports the 1st item on the agenda is to approve a sidewalk bid from A-1 Concrete & Leveling to "fill, raise and align" to help with drainage and reduce hazards for \$3,995. Larry Snipes moved to approve. Nana Seitz seconded. Motion passed unanimously.
The bid includes:
 - 3 squares @ common planter area in front of 80
 - 6 squares @ intersection of 79 & 77
 - 5 from drain to 54/53
 - 8 @ intersection in front of 49
 - 5 @ walk in front of 48
 - 3 large @ corner of parking corner 145
 - 9 between 146 & 108
 - 4 @ right side of 6
 - 3 steps & 1 slab @ top to remove trip hazard by 106

Regarding this project, a question was raised by Kathy Smith about the clogged drainage pipe in her area. Christin Sims had a question about gutters draining in the area of 53-54 area.

- Update on MetroNet – Gretchen Feld reported LSV is still negotiating the terms of the contract for the Village.
- ARC for Unit 11 – Gretchen Feld called on Larry Snipes (PAC committee chair) to report on the request to downsize the patio fence area and move the gate from the side to the front. Rick Thompson moved to approve. Tom Martin seconded. Motion passed unanimously.
- ARC for Unit 62 – Gretchen Feld called on Larry Snipes to report on the request to extend the patio area and pour a new concrete pad. Tom Martin moved to approve. Larry Snipes seconded. Motion passed unanimously.
- Gretchen Feld reminded homeowners to make arrangements and contact neighbors, to have vacant units checked on in the homeowner's absence and to raise awareness around vacant units.

Financial Report:

Bridge Bickel reports the year end financials that were sent out are pre-audit. A full audit will be done this year with our accountant but figures are not expected to change much.

Balance Sheet:

Operating account -\$15,770

Capital Expenses - \$96,541

Roofing - \$79,292

Paint Operating - \$79,787

Paint Reserve - \$166,354

Some funds may move some from the paint operating account into the reserves.

August Financials:

Pool Expenses - Water bill is higher than normal due to leak in the pool. Ann mentioned we are getting some money refunded from the sewer bill. There was an expense to repair the chlorinator and replace all 3 underwater lights of the pool.

Clubhouse – Freon was added to air conditioning unit \$432

Year to date:

Net Income \$53,424 into capital account and then distributed

Income from grants - \$5,750

Income up 16% due to collecting past debts

Expenses up 29%, these are items we have very little control over

Total Capital Expenses \$43,000

Property Manager's Report:

- New owners:
 - Unit 113 - Coleman and Jean Smith are temporary owners. Ownership will be transferred to the daughter living there when the daughter's divorce is final.
 - Unit 146 - Howard Alexander
 - Unit 128 – closes this Friday, new homeowners names are unknown at this point.
- Thanks to Nana for delivering welcome packets to new owners.
Ann reports she sends realtors and new owners to the website for accurate info on the Village.

- The pool will remain open until end of the month. We've had our 2nd health inspection, the pool scored a 98. A pool ladder was found to be loose. Glass bottles are still showing up in pool trash cans. Ann cautions the glass is serious and can cause the pool to be closed. Tree removal around pool has proved to be positive. Pool much cleaner due to the trees being removed.
- Stone retaining wall project in area units 86 – 98 – Ann is getting bids for the big planter that had the ground cover partially removed.
- New fence is in place along KAWC property thanks to Tom Martin's help.
- Thanks to Nana, Spectrum has been out twice burying cables improving the exposed cable situation.
- Spectrum may take on the cleaning of the cemetery as a community relations project. If the project is approved, Spectrum would provide volunteers for the project. The cemetery is the Downing-Gibson family cemetery and they apparently have no interest in it.
- We are waiting on customized signs from Winchester towing.
- EcoLandcare mowing schedule – The schedule has been once a week the 1st half of the growing season, but now is every 10 days. Touch up shrub trimming will occur this fall. EcoLandcare use a mulching/mowing process for leaf clean-up early in the leaf season. Rick's done some spot leaf raking. Sycamores are dropping their leaves early due to a city wide Sycamore tree disease.
- Ann is sending out reminders regarding proper disposal of waste in the dumpsters. Ann feels improper disposal of materials and paint often is done by contractors. She reminds homeowners to bring large items to the end of Laketower to be picked up by the city.
Joanna Rodes added the LFUCG Hazardous Waste disposal date this year is October 20th.
- Fall insurance invoices will be sent out at the end of the week.
- Clubhouse rentals for the year total 27 completed or booked so far. Income this fiscal year \$2,700. The previous year was \$2,138.
- Discussion took place regarding light outages – Tom Stinnett has been out. His crew will be coming to diagnose the issues.

Homeowners Concerns:

- Lynne Kearns asked about using smart siding shingles (used on the clubhouse) on units. Bridge Bickel noted using the shingles on the clubhouse was a first step in possibly expanding use to interested homeowners on their units. There will be more discussion on how homeowners may use them on their units. Specs have yet to be developed.
- Kathy Smith had a question about the dead grass around various the light poles. Further investigation is required to determine what this is about.
- Vivian Snipes asked when the strategic plan was last updated on the website. Tom Martin reported it was last updated March 2016. This topic will be added to the next board working meeting for discussion.
- Dayle Vaughn asked about a community electric car charging station for LSV for the future. Some discussion took place, James Miller suggested investigating solar panels on top of the carports for charging. Tom Martin mentioned Evolve KY for more information on community chargers. This will be discussed at the next board working meeting.

Committee Reports:

- Communications – Nothing to communicate.
- Beautification – Dayle will have her 2nd knee surgery this fall. Reports she wants to get the sunflower bed cleaned up beforehand. Expresses concern over the KY. Native bed. Karen reports we are negotiating with John Ed Scalf to maintain the bed for us for a year.
- Social - will meet tomorrow evening at 6:30 in the clubhouse.
- PAC – Starting next round of inspections in November. Units that were contracted this year are progressing nicely.

Old/New Business

Bridge Bickel reports he is seeking approval to order 84 new light fixtures to finish the rest of the Village. Tom Martin moved to approve, Larry Snipes seconded. Motion passed unanimously.

Meeting was adjourned by Gretchen Feld.