

## **Lakeshore Village Board Meeting**

June 12, 2018

7:00 pm

Submitted By: Gretchen Feld

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

**Alternates Present:** Rick Thompson

**Board Members Absent:** None

**Property Management Present:** Ann Michel

**Homeowners present:** Christin Sims (54), Kathy Smith (77), Anna Colombo (125), Lynn Kearns (124), Dayle and Joe Vaughn (127), Tonda Johnson (146), Vivian Snipes (97)

**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 May 8, 2018; Joanna Rodes seconded. Motion passed unanimously.

### **Board Report:**

- **Annual Meeting** – Joanna Rodes reported that the Annual Meeting is scheduled for August 28 at 7:30 pm. We will be electing 3 Board Members to replace Wendy Becker, Joanna Rodes and Karen DiGirolamo. Joanna asked for anyone who can think of a homeowner to nominate for election to let her know. More information will be coming. We need to update our nominating committee. Joanna will remain on the committee; Gretchen Feld and Rick Thompson have volunteered to serve on the nominating committee for this year's election. Joanna made a motion for the board to approve herself, Gretchen Feld and Rick Thompson to serve on the nominating committee for this year's annual meeting and election. Bridge Bickel seconded. Motion passed unanimously.
- **Maintenance Fee Adjustment** – Wendy Becker explained that we have not had any increases in the maintenance fee since January of 2014. At that time, the increase was \$25 per month. Since then, the Board has been working as efficiently and frugally as possible while still accomplishing as much as possible. Taking into consideration standard inflation, we are discussing increasing the maintenance fee a rounded 2% per month. This would cause an increase of \$4 per month per unit, which would result in an additional \$6,624 per year to our coffers. Secondly, we would then encourage future Boards to review the maintenance fee every two years to see if any further increase is necessary. The proposal to raise the fee by a relatively minimal amount now, but to recommend consideration of evaluation and adjustment on a regular basis in the future is consistent with LSV's attorneys' recommendation. Bridge explained that it's not a very big increase but it helps to keep us from the situation where we need to raise it a large amount like we did in 2014. Additionally, in July the state sales tax will expand to cover a lot more things including landscaping which will cause our landscaping bill to increase by about \$2,000. Dayle Vaughn asked since, given that our new paint is supposed to last

longer, would it be an option to adjust the paint fee rather than increase the fee? Bridge explained that since we just instituted the new paint, it will take some time to ensure it will last longer. Joanna Rodes made a motion to increase the monthly maintenance fee a rounded 2% at the start of the next fiscal year, with encouragement to future Boards to review it every 2 years. Patricia Hughes seconded. Vivian Snipes inquired as to whether a \$4 increase is enough? Should it be higher? Wendy explained that the Board did look at that option and decided that we are doing this to start somewhere but that there is no restriction on the Board from reviewing it any point. Motion passed unanimously.

### **Financial Report**

- Bridge Bickel reported that, all things considered, we are pretty healthy as a community fiscally. Even though we can't fix everything at once, we have a 5-year plan and are working our way through projects. At the end of May we had \$15,183 in the operating account. Our capital account went up to \$114,358 but we have some projects on the horizon. The painting operating account has \$67,156, painting reserve \$166,145 and roofing \$77,867. We were pretty close to on budget for May. We did not spend as much on electrical as we had expected but we have some plans to do more work on that system. We paid the bill for the concrete repair at the pool \$2,130. We will pay for the pump repairs in June. We came out \$30,343 in the black for May. YTD, our income was up 12% above where we would normally be thanks to Ann's determined collections. Sewer and water quality fees and pool operations are running a little higher than anticipated. Worker's comp insurance also went up since Rick Barker was not on our payroll last year but is now. Some of the projects coming up: a large drainage project will cost about \$23,000. That project is also partially funded by a grant. Carports will also be worked on as well as parking lots and driveways, particularly the east lot. We are now \$65,632 in the black for the year.

### **Property Manager's Report:**

- **EcolandCare** – They have been doing the first major shrub trimming. We are still fine-tuning their trimming and the complexities of LSV. If you have any problems or requests please let Ann know and between ELC and Rick Barker, we'll try to get it handled. Kentucky American Water has bush hogged their property and have said they'll keep a 15-20 foot strip inside the fence mowed. Kathy asked about trimming bushes. The Board is currently discussing the direction given to ELC on this subject and a communication will be put out to the homeowners. Rick Thompson asked that the monkey grass in his courtyard be maintained better. There were reports of a couple areas that still need mulch. Lynne suggested that pine straw may be better in some planters than mulch. Larry suggested we also look at the amount of mulch used around the trees in future years.
- **Pool garden** – It is currently underway. Karen has contributed some sunflowers.
- **Curbs** – We will be repainting yellow curbs and steps that need caution. If you have any visitors, please remind them not to park in front of hydrants.
- **Pool** – We were able to change out the pumping system with no down time to the pool.
- **Dog stations** – Reports that they are being used. Gretchen asked Ann to make sure they are being emptied frequently as they can get a bit ripe in the summer.
- **New Owners** – The owner of 83 is moving, Grover Kearns is the new owner and will be here on June 13. Jim and Jessica Scott have moved into 73. New owners in 9 are Joe and Cindy Brumley and daughter, Judy.

- **Website** – Don't forget to check out the website ([www.lakeshorevillage.org](http://www.lakeshorevillage.org)). There's a lot of information up there you may not know about. She continues to have Tom add contact information for service providers at the "Service Providers" tab under the menu item "Village Life."
- **Insurance Reimbursements** – Ann is working with everyone to make sure they're aware of their reimbursement payments and is collecting them.
- **Light poles** – Rick is working on straightening the poles with the new fixtures. They are almost all ready for painting.

### **Committee Reports**

- **Communications** – Tom Martin didn't have much to report. There will be some info about the next social event added to the website soon.
- **Social Committee** – The crowd at the Summer Kickoff on June 9 was great, thanks to everyone who came and brought their dishes. Unfortunately, the performance by the Patrick McNeese Band, previously scheduled for June 23 has been postponed. A replacement date has not yet been selected. The performance by Joe Goodkin, from Chicago, on July 21 at 7 pm is still scheduled and will be the next LSV Social Event. The website has some links of his work for preview.
- **PAC** – All inspections are done, Ann is keeping up with contracts and paint colors. We will begin inspections again in December.
- **Beautification** – Dayle Vaughn reported that perhaps next week she will try to weed the planters throughout the village and fill things in with mulch/dirt.

### **Old/New Business**

- Bridge reminded everyone that we have sandpaper, paint, paint brushes and thinner in the cabinet in the clubhouse. Bridge said it takes him about 45 minutes to paint each pole. If you would like to volunteer your time, please coordinate with Rick or Ann to get the supplies. Kathy volunteered to bring in some latex gloves.
- Tom raised the issue of algae in the lake. It is much worse than we've had in years. It will begin to stink sooner or later and it would be unpleasant to try to paddle through. In the past, LELA has treated it. Bridge reported that it is contracted for this year but has not been done yet.

Meeting was adjourned by Wendy Becker.