

# **Lakeshore Village Board Meeting**

January 9, 2018

7:00 pm

Submitted By: Gretchen Feld

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

**Alternates Present:** None

**Board Members Absent:** None

**Property Management Present:** Ann Michel

**Homeowners present:** Cathie Herkamp (20), Douglas Wedding (139), Thomas Papanicolau (108) and Dayle Vaughn (127)

**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 December 12, 2017; Karen DiGirolamo seconded. Motion passed unanimously.

## **Board Report:**

- **Board Alternate** – Wendy Becker announced that we have asked Meredith Pritchett (Unit 8) to fill the vacant Alternate spot for the Board of Directors and she has accepted.
- **Lawn Services/Snow Removal Contracts** – Wendy Becker gave a brief summary of our recent history regarding our lawn care services. Due to disappointment in the quality of services of LawnMasters, we have decided to pursue a change in our provider. Ecolandcare has provided us a bid of approximately \$50,000 per year. While our 1 year contract with LawnMasters will be up in April, we have found that that is a difficult time of year for a lawn care company to begin a contract. With that in mind, we have decided to pursue the contract with Ecolandcare now and commencing the 30 day cancellation clause that is in our contract with LawnMasters. In order to make this official, tonight we need to approve all of the following motions: Motion 1. Accept the Ecolandcare Lawn Services bid. Motion 2. Accept the Ecolandcare Snow Removal Bid. Motion 3. Give 30 days written notice of cancellation to LawnMasters. Tom Martin made a motion to approve the bid of an annual fee of \$50,344.55 from Ecolandcare, to begin 30 days after written notice of cancellation to LawnMasters. Bridge Bickel seconded the motion. Motion passed unanimously, contingent on other 2 related motions passing. Karen DiGirolamo made a motion to approve the final written snow removal bid from Ecolandcare on the terms and conditions provided, choosing a plow truck with 8' V-flow at \$100 per hour, Bobcat with a box blade at \$125 per hour and Bobcat transportation costs at \$200 per hour and including the option of pre-treating the parking lot and a labor charge of \$50 per hour for sidewalk clearing; to approve the use of the lower cost ice melt in the parking lots and use of Peladow on the sidewalks; to approve Ecolandcare to stake our curbs and storm drains for the first year for \$225. The curbs will be staked with a 4' plexiglass pole to mark the areas for the plow to avoid.

Bridge questioned whether we should specify in the contract that we only approve of the Bobcat use when absolutely necessary for proper snow removal. Wendy will add "(if necessary)" next to that line. Gretchen Feld seconded the motion. Motion passed unanimously, contingent on the final related motion passing. Larry Snipes made a motion to initiate the 30 day cancellation period of the LawnMasters contract, Tom Martin seconded. Motion passed unanimously. Wendy Becker will provide notice to LawnMasters and alert Ecolandcare of our decisions. Wendy will ask if LawnMasters would prefer to be relieved of snow removal services immediately rather than remain on call for services during the 30 days.

- **Lighting** – Gretchen Feld reported that we have finally selected a light fixture. One is installed outside of unit 130 and is available for inspection. Gretchen Feld made a motion to make an initial purchase of 65 of the selected lights at a cost of \$10,274.72. Patricia Hughes seconded; motion passed unanimously.

### **Financial Report**

- Bridge Bickel reported that December was a pretty even month. We ended up \$1,233 in the black. We have made some progress on collecting past due accounts. There were no real unusual expenses. A few of the November bills were paid in early December which makes those line items slightly higher than usual. Year to date, we are tracking fairly well. We are \$32,645 in the black for the year. We moved another \$10,000 from the operating account into the Capital Expense fund, bringing the balance to \$112,267 at the end of December.

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

- **Electrical** – Rick has been working very hard to keep the current light fixtures working as best he can. He's even learned to wire/re-wire and has been replacing some of the worst fixtures with extras.
- **Clubhouse Rentals** – Everything went well with rentals over the holidays. We have 3 scheduled for 2018 so far. Rick has offered to spot clean the carpet in the clubhouse. Dayle Vaughn offered use of her carpet cleaner.
- **General Maintenance** – Rick has been blowing the property to help keep the areas as clean as possible. He visits the dumpster blinds regularly to keep them as clean as possible. Ann is in contact with the city regarding large item pick-ups and they have been great about showing up when they say they will. Reminder that ALL LARGE ITEMS MUST BE DISPOSED OF AT THE END OF LAKETOWER DRIVE, not in your closest dumpster blind.
- **Unit 9** – The winning bidder of that unit has been working on renovating the unit. He hopes to close on it soon.
- **Collections** – Ann continues to address the aging receivables and has been in contact with many of the homeowners that are in arrears. She has collected approximately another \$5,400 since the last meeting. Reminder that you can sign up to have your dues automatically withdrawn from your bank account. Contact Ann in the office if you would like to do that.
- **Report of abandoned vehicles** – Ann received a complaint about 2 vehicles that were thought to be abandoned in the 500 area. After conducting a little research, Ann discovered that both are owned by residents of the village and the person who reported them has been notified.

### **Committee Reports**

- **Communications** – Tom Martin reported that we have consolidated the website based email list with the LSV email list. This will prevent multiple emails being sent.

Tom also made the meeting agendas more visible on the website. If anyone notices anything on the website that needs updating, Tom asks that you let him know.

- **Beautification** – There was no report.
- **Social** – We are hoping to plan for a night of music in February or early March. If you have suggestions for acts or bands, let Patricia Hughes know. We are also considering a welcoming event perhaps in April.
- **PAC** – Larry Snipes reported that we have sent out 25 letters to the first group of units due to be repainted in 2018. Many of these units were due for repainting in 2017 but never received their inspection letters. This group will have a deadline of mid-summer to have their repairs and painting done.

#### **New Business**

- No old/new business

Meeting was adjourned by Wendy Becker.