

Lakeshore Village Board Meeting Minutes

February 13, 2018

7:00 pm

Submitted By: Joanna Rodes

Board Members Present: Bridge Bickel, Wendy Becker, Joanna Rodes, Larry Snipes, Tom Martin, Nana Seitz, Patricia Hughes

Board Members Absent: Gretchen Feld, Karen DiGirolamo

Management Present: Ann Michel

Homeowners Present: Dayle Vaughn (127), Jean Welch (14), Chuck Powers (11)

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

Approval of January Minutes: A motion to approve the January minutes was made by Bridge; seconded by Larry. Motion passed unanimously.

Board Report:

- Lighting - Wendy reported that 64 new light fixtures have been installed. This is the first phase of the lighting project.
- Clubhouse repair – Bridge reported that clubhouse repairs are in process although there has been a bit of a set-back due to the discover that one wall has significant termite damage; also discovered is some water damage on the wall near the ramp. These have now been repaired. Progress on repairs and completion of project is dependent on weather.
- Lawn Services – Wendy reported that the new landscaping company Ecolandcare has now started. Several commented that they are off to a strong start.

Financial Report: See financial report. Bridge reported a balance of \$31,062 in the Operating account and that the Capital account down to \$96,000. Budget versus actuals shows \$9000 in the black. Funds were not moved into the capital expense account because of a snow removal invoice. For the year we are \$38,000 in the black. A significant amount of money has been collected recently on past due accounts of homeowners.

Property Manager Report (Ann Michel)

- Light posts will be painted black and straightened
- Process has started for getting quotes on insurance for next year.
- Ecolandcare is interested in our plan for LSV trees and has expressed interest in consulting with beautification committee.
- Service provider information on the website is outdated. Owners are contacting Ann to inquire about recommendations for repairs.
- Several Owners have complained to the office that some Owners are not picking up after their dogs

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- Ann will be attending pool school March 22.
- Pothole at entrance – Eric Arms (homeowner) who owns C&R Asphalt donated his service to repair a pothole at the 500 entrance. The Board thanks Eric Arms for this.
- Tom Martin added that a problem with the office mailbox was recently discovered and several pieces of old mail were found stuck inside the lid, one dating as far back as June. This issue has been resolved.

Homeowner Concerns

- Jean Welch asked for information and clarification about requirements for painting and repairs, specifically the 5-year paint cycle. Joanna and Larry clarified that units are inspected by PAC based on a 5-year cycle, but repairs and painting may not be recommended at that frequency by PAC. Paint funds are required to be set up based on a 5-year paint cycle. Since the PAC was not active for several years in the board's recent history, last year the PAC group attempted to resolve some issues around the 5-year cycle by upgrading paint and encouraging homeowners to install smartside versus T1-11. If all units in a building were to upgrade their siding, this would increase the likelihood that they could go longer than 5 years without repairs and painting. Per the CCR's, all units in a building must be painted at the same time. Larry acknowledged that there are some buildings with mismatched units – this has occurred over the years (for a variety of reasons) and will take some time to resolve. The current PAC has a plan in place to: a) address the issue of mismatched units; b) better track and monitor repairs; c) make regular inspections; and d) work closely with the property manager on inspections and follow up. An operational policy on homeowner repairs and painting is being drafted and discussed by the board at this time.

Committee Reports

- Communications – Tom Martin reported that he will load new service providers onto the LSV website when he receives the information. The HOA board meeting agenda is now available on the website.
- Social – Patricia reminded everyone about the Pancake breakfast this Saturday, February 17 at 9:30am. This will be a nice way to welcome newcomers. There will be a sign posted to remind everyone. The clubhouse will be open for the UK game later that day (Saturday) at 2:00 pm.
- PAC – Larry states that there is no further report.

Old Business

None

New Business

None

Meeting was adjourned.