

Lakeshore Village Board Meeting

July 10, 2018

7:00 pm

Submitted By: Gretchen Feld

Board Members Present: Wendy Becker, Joanna Rodes, Gretchen Feld, Bridge Bickel, Nana Seitz, Tom Martin and Patricia Hughes.

Alternates Present: None

Board Members Absent: Larry Snipes, Karen DiGirolamo

Property Management Present: Ann Michel

Homeowners present: Christin Sims (54), Jessica Scott (73), Terry Tussey (61), Kathy Smith (77), Chuck Hughes (98).

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 June 12, 2018; Tom Martin seconded. Motion passed unanimously.

Board Report:

- **Drainage** - Wendy Becker reported that the Board is aware that there are still many places in the village that are experiencing large areas of ponding following heavy rains. The Board has done a number of things to help address this issue to the best of our ability. First, we have noted the biggest problem areas through reports from homeowners and first hand observations after rains. A large reason for the lack of drainage is the removal of topsoil when Lakeshore Village was initially developed. The Board has been working with a landscape engineer, Abby Jones who advises the Board on possible solutions to problem areas. We have done a few projects recently where the budget has allowed. We have submitted an application for a larger grant through the Fayette County Division of Water Quality for a feasibility study. We are waiting to hear whether we are approved for the grant. This is an 80/20 grant (the county would provide 80% of the cost, we would be responsible for 20%). If approved, this study would provide us with an overall plan to address all areas, even though this work would need to be done in installments as the budget allows.
- **Parking** - Wendy reported that we have had a number of parking issues recently that are worse than in the past. We have had many reports of cars parking by yellow marked curbs and blocking or partially blocking fire hydrants. We are in discussions with a towing company to possibly engage their services to monitor our lots. We are in the process of purchasing additional signage for these areas to make clear they are no parking zones. Rick Barker is also in the process of repainting all the yellow curbs to ensure they are brightly marked as no parking areas. The Board is also considering re-instituting parking permits for residents and guest passes for cars. The Board is looking for feedback from homeowners. One homeowner mentioned they were not keen on having something that said Lakeshore Village on their car. Tom Martin suggested that his area be exempt from the policy. Chuck Hughes

reported there is one resident who has about 5 cars in the lot but does not know his name. Please let Ann know if you have any input on the discussion.

- **Tree trimming around pool** – It's come to our attention that the trees over the pool are a bit overgrown and drop some debris into the pool and deck and block the view. Christin noted that the trees against Dr. Bing's unit are full of bagworms. Ann is doing a walk around with Joel DiGirolamo and B&R Tree Service this week or next and they will look at them. Bridge asked some of the residents present who frequent the pool if they would be concerned with privacy if they were trimmed. They replied that is not a concern.
- **ACR Unit 4** – The Board has been presented with an Architectural Change Request for Unit 4 to enlarge the size of their deck. The Board has informally approved the request in the working meeting. Joanna asked what, specifically, he meant by requesting to change the height of the fence to the same height as others in the village. Gretchen Feld makes a motion to approve the ACR for Unit 4 as written. Tom Martin seconded. The motion passed unanimously but will inquire with the Thompsons as to the specific height of the fence.
- **Annual Meeting Update** – Joanna Rodes reported that the annual meeting will be held Tuesday, August 28th at 7:30 PM. We will be electing 3 directors to the Board. Information about the election will be distributed in a week or two. If you have any suggestions for nominations, please let Joanna or Gretchen Feld know at any time. Wendy Becker, Joanna Rodes and Karen DiGirolamo are the three terms that are ending.

Financial Report

- Bridge Bickel reported that we had \$15,732 in the Operating account, the Capital has \$109,064. There's 78,800 in the roofing, the operating painting holds \$71,717 and the painting reserve fund has \$166,211. Not much unusual in June. We had \$750 of income in grants for doing the landscaping on the side of the pool. Our water bill was up a bit as we've been filling the pool. Capital Expense Roofing account, we spent \$100 to fix a leak in adjoining roofs. This was then taken out of the roofing funds of those 2 units. \$11,000 was spent as a down payment for the drainage and railroad tie project in the 500 area. Sewer and water quality fees are about 105% of budget. Pool operations is a little higher, possibly due to the price of chemicals. Upcoming Capital projects include the drainage and railroad tie project previously mentioned. We're getting bids on some carport units that need repairs. In order to maximize the money we currently have to spend we're going to start with the fascia of 4-5 carports rather than make all repairs on 1 or 2. We'll also be looking at getting the asphalt in the parking lots resealed and repaired by the end of the year. We're looking to get bids to raise the sidewalk in the area by the Smith's unit (77) to help relieve a drainage problem. Net income for the year is \$62,165, for June we were in the red \$1,991, mostly due to the \$11,000 down payment for the drainage issue. Gretchen asked when we may start purchasing the rest of the light fixtures. Bridge reported it should be early in the next fiscal year, September or October. Christin asked for a clarification on the difference between painting funds, operations vs. reserve. Bridge explained that when all of our paint fund money was in one account, it exceeded the FDIC insurance limit so he moved a substantial amount of the painting fund to an account with a higher interest rate.

Property Manager's Report:

- **Light Poles** – All the poles have now been repaired and are being painted by Rick.
- **New homeowners** - Greg Garnica – 90 and Terese and David McBeath – 62. Nana has been dropping off the welcome packets.

- **Pool Operations** – All the new equipment is working fine right now. Rick is working on the weekends and off Wed/Thurs to ensure we can test the pool 3x per day every day.
- **Landscaping** – Rick is trying to address requests and concerns as they come in. Ann is going to schedule a meeting with Ecolandcare to address how it's going since they've been here a few months now. Kathy reported that they are not weed eating or mowing behind her unit and there are weeds growing out from the water company property.

Committee Reports

- **Communications** – Tom Martin had no new communications.
- **Social Committee** – Joe Goodkin, a musician from Chicago will be playing on Saturday, July 21 at 7 pm at the Clubhouse. There will be non-alcoholic beverages and ice provided by the social committee. We ask that anyone attending bring an appetizer to share.
- **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

- Wendy brought up the fact that there have been some reports of unauthorized users of the pool and dock/lakefront, mostly in the evenings and on weekends. If anyone has any further information about this or suggestions for how to handle this issue, please make the Board aware. The Board will continue to discuss the best way to handle the situation to keep the pool and lakefront for the use of villagers and their authorized tenants and guests only. Christin suggested a sign that said something like "Residents Only, Pool is being monitored, non-residents will be asked to leave."
- Kathy Smith asked about the Clubhouse being open on weekends when it isn't rented. There was discussion of the Social Committee and the Board sharing responsibility of keeping it monitored. Last year an email was sent out from the Board and then monitored by the Social Committee. Patricia will work with Ann to arrange for available dates.

Meeting was adjourned by Wendy Becker.