

Lakeshore Village Board Meeting

May 8, 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, Larry Snipes.

Alternates Present: None

Board Members Absent: Patricia Hughes

Property Management Present: Ann Michel

Homeowners present: Dayle Vaughn (127), Vivian Snipes (97), Tom Kearns (124), Chuck Powers (11), James Miller (56)

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 April 10, 2018; Gretchen Feld seconded. Motion passed unanimously.

Board Report:

- **Metro Net Meeting** – On April 30 representatives from Metro Net met with homeowners regarding their service to Lexington. Lakeshore Village is included in the 2nd of 4 quadrants for installation. They have begun work on quadrant 1. They tentatively will begin installation of equipment in late summer. More info to come as we get it.
- **Native Plant Garden** – John Scalf was out today to begin installing plants. He'll continue work as needed. Funds have been provided through Bill Farmer's office and private donations. Vivian Snipes asked for more information regarding the presentation. Joanna is reaching out to John to ask for a list of the plants that will be included. Once he sends it we will put it on the website. Ann mentioned that almost all of the day lilies from the area that were dug up have been replanted throughout the village.
- **Terms for Board Members** – 3 Board Member terms are ending. Wendy Becker, Karen DiGirolamo and Joanna Rodes are the 3 expiring terms along with the 3 alternate positions. There will be an email sent out asking for nominations. Karen will run again, Joanna and Wendy are planning on stepping down from the Board.
- **Grant Application for Feasibility Study** – Through the Division of Water Quality with the city, we have applied for a grant with the help of Abbie Jones Consulting. She is an engineer who specializes in water quality and drainage issues. This is an application for a grant for a study only. If awarded the grant, we would end up with a comprehensive plan for the whole village which we could then complete in piecemeal as funds allow. The application is due on Friday, May 11. The total expense for the cost of the study is \$6,000. The grant would cover \$4,800 of it. Part of the requirement to receive this grant includes submitting an article to LELA and our website, educating those to the issues of drainage in the area. Many thanks to Karen for her work on this. Karen DiGiralamo made a motion to approve the \$340

fee for Abbie Jones for her work on the application; Larry Snipes seconded. Motion passed unanimously.

- **Pool Repair** – Ann Michel explained that we uncovered the pool early so that Swim Pro could diagnose the leaks we knew we had at the end of last year. They took a couple of weeks to diagnose the leaks. All leaks were found in the equipment under the clubhouse. We need a new pump and new valves. We are unable to replace them because the old version is no longer available. Because it's a new pump, Swim Pro must submit the plan to the health department. Swim Pro has put this in motion. We are also getting some of the worst areas of the pool deck concrete repaired. We received 2 estimates to do this work and will go with the lower estimate. The goal is to open the pool over Memorial Day weekend. The worst-case scenario is to open the pool and maybe have to close for a period of time to make the repairs. Bridge Bickel moved to approve Swim Pro's bid of \$5,247 to repair the leaks and Rod Layman Masonry's bid of \$1,950 to repair the deck concrete. Gretchen Feld seconded. Motion passed unanimously.
- **Pool Furniture** – Ann reported that we have discovered a new Rustoleum paint for difficult surfaces. Rick has pressure washed a couple chairs and tested it. The chairs should look much better this year. We will hopefully be able to replace them next year.

Financial Report

- Bridge Bickel reported that we have \$19,311 in the Operating account, \$87,449 in the Capital Account, \$64,043 in the painting operating account, \$166,074 in the painting reserve account and \$76,889 in the roofing account. No real surprises in the month of April. We paid the April bill for the phone at the end of March. We paid worker's comp insurance in April. This is the first year that Rick Barker has been on our account rather than the temp agency. The bill was \$1,534, which is slightly over what we had budgeted. We paid \$2,800 in professional fees which is for tax returns and review. \$500 carport expense was to replace some rotting beams. We ended up \$13,854 in the black for the month of April. We moved \$10,000 into the Capital Account from Operating. We are just under \$16,000 still due from homeowners on insurance reimbursements but the ACH payments (automatic draws from residents) totaling nearly \$12,000 will be drawn this week. On the Clubhouse Capital Expense for the repairs, we have spent \$28,098 of our \$29,000 budgeted. We have a few little odds and ends to finalize. Should be very close to on budget. We've spent \$16,689 out of \$20,000 budget in electrical expenses. We still have a bit of work to do. For YTD we are \$37,471 in the black.

Property Manager's Report:

- **EcoLandcare** – They are reporting to Ann on each visit. Their last time was the first time they were able to do a complete mow due to soggy areas in the past. They continue to learn the property and Ann is working with them on individual areas as necessary. We are hoping to get more mulch in a few areas. We have asked for pricing on some gravel for areas around the carports.
- **Walk arounds** – Ann continues to walk the property on a regular basis.
- **Thanks to Dayle** – Dayle had offered to help residents who are unable to do their own garden work and has already assisted one resident.
- **Lighting** – We continue to troubleshoot the lighting. We will be painting the poles soon as weather allows.
- **Lake Clean Up** – There is a lake clean up scheduled for this Saturday, May 12 at 10 am. We are coordinating with LELA and the Lakes Edge community. If it rains we will determine a new date.

- **Pool Safety Equipment** – We have ordered new equipment to replace deteriorated items.
- **Dog Waste Stations** – The 3 stations have been installed and are being used. Green Source will be back in June to evaluate how well it's helping.
- **New owner in Unit 86** – Louise Morgan is her name. She will be moving in soon.
- **Large Item Collection** – Ann has been calling whenever necessary to remove large items at the end of Laketower.

Committee Reports

- **Communications** – Tom Martin reported that he and Ann have been working on cleaning up the website.
- **Social Committee** – Reminder that the summer kick-off party is scheduled for June 9, the Patrick McNeese concert on June 23 and Joe Goodkin living room session on July 21.
- **PAC** – We've worked on resolving some issues for moving forward. Larry has a concern that Steve McCubbins is taking on a lot of work. Ann reported that she is receiving insurance certificates from other contractors. When you have a good contractor, please report it to Ann so she can get it to Tom to put it on the website under "Service Providers."
- **Beautification** – Dayle Vaughn reported that the committee should be meeting soon to address common areas. Karen said that Judy Gates has some seeds she'd like to have planted. Dayle will contact Judy.

Old/New Business

- Tom Kearns asked what projects were in the pipeline for the rest of the year. Bridge Bickel reported that we would like to address some of the carports. Larry Snipes came up with an idea to possibly replace and paint the front facing sides first in order to "pretty them up" a bit first and stretch our budget. For the next 3 years Bridge has allocated \$25,000 each year to the work. We also hope to do some work on the driveways/parking areas. We have that in next year's budget but we would like to move it up a bit. We are also doing a large retaining wall project in the 86-98 unit area that will be partially funded by a match grant from the city.

Meeting was adjourned by Wendy Becker.