

LAKESHORE COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING WEDNESDAY APRIL 24, 2024 @ 5:30 p.m.

MINUTES

The Board of Directors Meeting was called to order 5:30p.m. by Michael Foore.

BOARD MEMBERS PRESENT AND FORMING A QUORUM

Michael Foore, Bill Gregor, Tom Sutphen, Daniel Bland and Kitti McMeel

OTHERS PRESENT

Tami Zuccolillo, Association Manager, The Emmons Company

Darren and China Claypool, Homeowners

Patti Feddersen, Homeowner, Committee Member

Isaac Goren, Homeowner

Lloyd Carter, Homeowner

MINUTES

The Board reviewed the general and executive session minutes from March 27, 2024 and April 8, 2024 Board Meetings. **Motion:** A motion was made by Bill Gregor to accept the minutes from the March 27, 2024 Board and Executive Meeting minutes as presented. The motion was seconded by Tom Sutphen and passed unanimously. A motion was made by Bill Gregor to accept the minutes from the April 8th Board and Executive minutes as amended. The motion was seconded by Tom Sutphen passed 4-0 with Michael Foore recusing himself.

FINANCIALS

The March 2024 Financial Statements show:

- As of March 31, cash in Pacific Premier Bank totals \$125,276.46 and invested funds in Morgan Stanley total approximately \$2,655,390.64 which is primarily invested in Treasury Bills with a small amount in savings account for readily available cash.
- For the HOA total income thru March 31 is \$1,048,414.16.
- Total expenditures thru March 31 are \$962,365.22.
- This results in a preliminary net income of \$86,048.94 for the current fiscal year.

MOTION: A motion was made by Michael Foore to approve the March financials. The motion was seconded by Kitti McMeel and passed unanimously.

The Delinquency report was reviewed.

2024/2025 Draft Budget-Review/Approve-The Board reviewed the draft 2024/2025 budget with a suggested increase to \$385 in dues with an increase of \$35 a month. **Motion:** A motion was made by Kitti McMeel to approve the budget as presented. The motion was seconded by Michael Foore and passed unanimously.

PRESIDENTS REPORT

Michael Foore recognized Lloyd Carter as a longtime member of the Lakeshore HOA and who has made significant contributions to the community. The Board would like to thank Lloyd for his many years of dedicated service and to wish him the best in Oregon.

MEMBER COMMENTS

Homeowners present had concerns relating to reducing expenses such as potentially utilizing drip irrigation and solar panels and questions on drainage.

LAKESHORE COMMUNITY ASSOCIATION

MANAGEMENT REPORT

Rodent- The Board reviewed the Accurate reports.

Tenant Listing– The Board reviewed the tenant report. Notices will be sent out.

Secural Security-The security reports were reviewed.

Escrow Report – The Escrow report was reviewed.

COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

The Board reviewed the architectural log. Kitti McMeel noted that the wrap wall letter was sent out and that the committee would be commencing with the annual walk through in the coming few weeks.

LANDSCAPE AND TREE COMMITTEE

Patti Feddersen noted that the committee commissioned a plaque for Lloyd Carter and a ceremony will take place on May 5th would be held to honor him. Additionally, concern regarding future replacement sand for the beaches be discussed. Management would work on potential proposals from Slade and Carlson Building Company. Further discussion regarding the Sailview refurbishment area and the raking of the Volleyball court was discussed.

- **Slade Landscape Proposals**-The Board reviewed a proposal in the amount of \$2,746 to install 3 drains behind properties on Beachfront/Beachmeadow.
Motion: A motion was made by Tom Sutphen to approve the proposal as presented. The motion was seconded by Bill Gregor and passed unanimously with Michael Foore recusing himself. The Board reviewed a second proposal in the amount of \$88 to install rose bushes near a wall on Sailview. The committee noted that this area had recently had beautification improvements installed. The proposal was removed.

POOL COMMITTEE

Review/Approved Contractor Proposals for Light/Deck Repair-The Board reviewed two proposals; one from RG Electric in the amount of \$ 3250 and the second from Green Paradise creation in the amount of \$3,100 to replace the pool light and potentially have to make concrete repairs to the pool decking. **Motion:** A motion was made by Bill Gregor to approve Green Paradise Creation as presented. The motion was seconded by Kitti McMeel and passed unanimously.

DOCK COMMITTEE

Dock Committee – WLMA approved the Dock 700 replacement. The committee is waiting on logistics and will update the Board/Community with more information.

WLMA

The Board reviewed the written report from Lynda Brenner.

OLD BUSINESS

Proposed Guest Policy – Further discussion/revisions will be drafted for future review.

NEW BUSINESS

CORRESPONDENCE

LAKESHORE COMMUNITY ASSOCIATION

All correspondence was reviewed, and management will respond accordingly.

MEMBER COMMENTS

A homeowner had a question concerning who to contact regarding landscape questions.

NEXT MEETING

The next meeting will be held on May 22, 2024 at 5:30pm at Westlake Village City Hall.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 6:48pm.

Respectfully Submitted,
Tami Zuccolillo, Recording Secretary