

# LAKESHORE COMMUNITY ASSOCIATION

## BOARD OF DIRECTORS MEETING WEDNESDAY MAY 22, 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 Claypool, Homeowner

Cheri Bland, Homeowner

Nancy Chambers, Landscape Committee, Homeowner

Patti Feddersen, Landscape Committee, Homeowner

Jaye Oliver, Pool Committee, Homeowner

### MINUTES

The Board reviewed the minutes from the April 24, 2024 Board Meeting. **Motion:** A motion was made by Michael Foore to accept the minutes from the April 24, 2024 Board Meeting minutes as amended. The motion was seconded by Bill Gregor and passed unanimously.

The Board reviewed the minutes from the April 24, 2024 Executive Meeting. **Motion:** A motion was made by Michael Foore to approve the executive meeting minutes as presented. The motion was seconded and passed unanimously.

### FINANCIALS

The April 2024 Financial Statements show:

- As of April 30, 2024, cash in Pacific Premier bank totals \$165,237.56 and invested funds in Morgan Stanley total approximately \$2,664,877.72 which is primarily invested in Treasury Bills with a small amount in a savings account for readily available cash.
- For the HOA total income thru April 30 is \$1,160,523.14.
- Total expenditures through April 30 are \$1,029,332.96.
- This results in a preliminary net income of \$131,190.18 for the current fiscal year.

**MOTION:** A motion was made by Bill Gregor to approve the April financials. The motion was seconded by Kitti McMeel and passed unanimously.

The Delinquency report was reviewed. Management will contact a homeowner who is paying incorrect dues amount.

**Year End Audit-Engagement Proposal-**The Board reviewed a proposal from Scott Krivis and Company in the amount of \$3500 for the year end audited financial and tax returns.

**Motion:** A motion was made by Bill Gregor to approve the proposal as presented. The motion was seconded by Tom Sutphen and passed unanimously.

### GUEST-Dept. Sheriff Brian Knott-LA County Sheriff Community Relations Team

Dept. Sheriff Brian Knott attended the Board of Directors meeting to discuss flock safety cameras that have recently been installed throughout the City of Westlake Village and to address the potential question of installing them within the Lakeshore Community. The Sheriff noted that the current cameras have the city pretty much covered and that the best way to deter/catch burglars is to register your personal home camera system with the Sheriff Department. Additionally, it was noted that if you go on vacation, you can have your home checked. Please contact the Lost Hills Sheriff Station and request a patrol check card.

# LAKESHORE COMMUNITY ASSOCIATION

## **PRESIDENTS REPORT**

Michael Foore yielded his time to Dept. Brian Knott to discuss flock safety cameras and any additional questions provided by the membership.

## **MEMBER COMMENTS**

None at this time

## **MANAGEMENT REPORT & ACTION LIST**

**Rodent-** The Board reviewed the Accurate reports. Management noted a second proposal was solicited at \$825 a month with alternative (but higher) one-time bait station boxes. Further discussion on what type of bait is being used was conducted and requested by the current (and potential) service provider.

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

**Secural Security-**The security reports were reviewed.

- **Flock Safety Cameras-**Tabled at this time

**Escrow Report** – The Escrow report was reviewed.

## **COMMITTEE REPORTS**

### **ARCHITECTURAL COMMITTEE**

The Board reviewed the architectural log. Kitti McMeel noted a few follow up items that needed to be addressed.

- 32141 Beachfront-Drainage permission-The Board reviewed a request from a homeowner to install a drain leading from their property through common area property to the street-paid for by the homeowner. The Board will consider the request but would like a more detailed plan/rendering.

### **LANDSCAPE AND TREE COMMITTEE**

Patti Feddersen noted they instructed Slade Landscaping to rake the beaches and hose off the goose poop several times a month depending on the severity of each. It was also noted that an initial meeting with Tom Sutphen and a landscape architect had been conducted.

- **Dog stations-Discussion/Approve-**The Board reviewed a proposal for 10 dog stations with the community that would replace the current stations and add additional ones in much needed areas. The total amount for the stations would be \$2180 (10 stations for \$218 a station). Motion: A motion was made by Kitti McMeel to approve as presented. The motion was seconded by Tom Sutphen and passed unanimously.

### **POOL COMMITTEE**

Jaye Oliver requested a lockbox for the equipment room at Pool 2 to allow easier access for the workers. It was also requested that Management remind Green Paradise to make sure the chain and lock were put on the gates even while they are working.

### **DOCK COMMITTEE**

Dock Committee – Daniel Bland noted that we are close to having a schedule ready and will coordinate with the dock lessees once we are notified by Swift.

### **WLMA**

The Board reviewed the written report from Lynda Brenner.

# LAKESHORE COMMUNITY ASSOCIATION

## **OLD BUSINESS**

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

**Lakeshore Firewise Plan**- Management along with Michael Foore will meet with the Firewise representatives to follow up on next steps and also include questions regarding defensible space and how that relates to Lakeshore, insurability, etc.

## **NEW BUSINESS**

**Permanent dates for twice a year community garage sale**- The Board determined that the last Saturday in April and the first Saturday in October are the official dates of the community garage sales.

**Proposed Rule-Common area planting by homeowner**-The Board reviewed proposed changes to the operating rules. Bill Gregor noted that the CC&Rs would need to be changed for any of the proposed changes that are being requested. No action at this time.

**Removing outdated/incorrect information in Rules and Regulations**-At this time, this discussion is tabled for future discussion.

## **CORRESPONDENCE**

All correspondence was reviewed, and management will respond accordingly.

## **MEMBER COMMENTS**

A homeowner had a question concerning adding no fishing signs to the beaches.

## **NEXT MEETING**

The next meeting will be held on June 26, 2024 at 5:30pm at Westlake Village City Hall.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 7:58pm.

Respectfully Submitted,  
Tami Zuccolillo, Recording Secretary