

NORTH LAKE SHORE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
AUGUST 14, 2019

BOARD MEMBERS PRESENT:

Larry Hochstetler	President & Waterbury Pond Rep
Robert Rabin (via phone)	Vice President
Shawn Backs	Secretary & Willow Springs (North) Rep
Norm Diehl	Treasurer & Wind Tree Rep
Abbas Meigooni	Cmte Member & Harbor Landing (East) Rep
Diane Frey	Chesapeake Landing Rep
Janine Feller	Mallard Pointe Rep
Peyman Esmailzadegan	Mariners Point Rep
Emily Rabin	Raintree Place Rep
Jim Vail	Cmte Member & Peppermill Pointe Court Rep
Jesse Harris	Twelve Oaks Rep
Matt Grey	Willow Springs (South) Rep

HOA MEMBERS PRESENT:

Jim Shay	Cmte Member (Peppermill Pointe)
Cindy Furling	Subdivider (Willow Springs)
Delores Furling	Subdivider (Willow Springs)
Helen Wallace	Harbor Landing
Dick Fanning	Harbor Landing
John Keith	Harbor Landing
Lauren Kulavic	Chesapeake Landing
Brent Kulavic	Chesapeake Landing
Craig Elliott	Lake Crest

Treasurer Report:

Norm reported \$5110.48 in checking account and \$94,415.21 in savings account. All 190 households have paid their annual association fees totaling \$16,150.00.

Yard Sale:

18 households participated in 2018 and 14 in 2019. It was determined that the sales are of value to households, therefore the association will continue to promote. Matthew Grey stepped forward to work on 2020 promotion.

Subdivision Entrance Sign:

Survey was done via email and Facebook to narrow sign choices with Ironbridge sign receiving the most votes. Ironbridge sign quote came in at \$21,000, however only \$15,000 was previously approved. Vote was then taken via email and Facebook on moving forward with Ironbridge sign and requesting the additional \$6,000. 45 households voted yes/33 no/12 wanted more information. It was however noted that so few responded and it was made known at Board meeting that not all households had received email or saw Facebook post. It was therefore determined that Robert would continue solicitation of bids, a printed flier will be created prior to annual meeting and placed in each mailbox, and a physical vote will be taken at the annual meeting.

Communications:

Board agreed that communications have improved greatly using the following mechanisms:

- email
- text
- Facebook
- Website
- Membership Directory

It was however learned that not all members are receiving emails and texts as thought. Street reps will reach out to homes on their street to determine if receiving emails/text and if not, will encourage household to go to NLS website to sign up at <https://northlakeshore.org/resources/> (Street reps were emailed reminder of this on 8/16/19.)

Drainage Issues:

Jim Shay (Peppermill Pointe) spoke to the following drainage issues:

- Ditch west of Bent Tree – debris blockages certain. Handyman quoted \$2,200 to clean and dispose of debris. Will take 3-4 days once start and those living in area will need to be patient with debris brought up to street on those days.
- Roadside ditch running south of West Lake Shore Drive, west of Willow Springs – Jim Shay met with Dan Crouse, drainage engineer with City of Springfield. Possible remedies to the standing ditch water include regrading the ditch or installing a new culvert under Willows Springs.
- Roadside ditch running on the west side of Island Bay Lane, north of Chesapeake Landing – Dan Crouse stated that ditch that should have been dug never was. City will dig ditch and seed as well as fill shoulder in. Coordination with nearby neighbors will be needed to ensure sump pumps are redirected as needed.
- Miscellaneous yards - A quote to fix standing storm water in the back yard of Jim Vail is \$3,200. Emily raised concern that there are likely more houses and we need to have this expense budgeted. Need better number of homes in need of drainage assistance before funding improvements to any single home. It was decided that street reps will reach out to homes on their street to determine if any drainage issues then email details to Jim Shay no later than 9/15/19. (Street Reps were emailed reminder of this on 8/16/19.)

Annual Meeting:

To be held at 5 pm on October 13, 2019 at Island Bay with meeting followed by dinner. It was favored to request that Mayor Langfelder speak at NLS Annual Board meeting on 10/13/19. Physical vote on entrance sign will be taken.

Candidates for the 2020 Board:

- President: Robert Rabin
- Vice-president: vacant
- Secretary; Shawn Backs
- Treasurer: Norm Diehl

Discussion was had regarding need to make association members more aware of opportunities to participate on Executive Board, Board/Street Rep, and/or committees (Architectural, Yard Sale, Membership Directory and Communications). Emily Rabin volunteered to pull together a sheet with describing the duties of these positions.

Upcoming Dates:

- Board Meetings 11/13/19, 2/12/20, 5/13/20, 8/12/20, 11/11/20 6:30 pm Island Bay Yacht Club
- Annual Meetings 10/13/19, 10/18/20 5:00 pm Island Bay Yacht Club
- Yard Sale 6/5 – 6/6/20
- Dumpster 9/16/19, 4/13/20, 9/14/20

Also discussed:

- Keep dogs on leashes at all times.
- Do not dump waste, including animal waste, down city sewer grates.
- Do not blow yard clippings into street as it blocks sewer grates.
- Clear sidewalks of yard clippings.
- Access to Plat 12 covenants, et al will be fixed on website.
- When making improvements to property, please follow covenants (posted on website) as to when you must seek approval from Architectural Committee. This could include removal of tree and always includes installation of fence, pool, outbuilding, antenna/satellite dish, and swing set. Application for Property Improvement form can be found at end of Membership Directory.
- Emily Rabin was added to Homeowner's Control Committee.
- New neighbors! Tom & Katie Winter on Willow Springs - welcome to neighborhood!